RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Maximilian A. Klopfer and Kathleen D. Klopfer a/k/a Kathleen Klopfer

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 08/09/07 11:44 2 pgs
Fees:12.00 Taxes:0.00
20070809-0095358

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 11, 2005 and recorded October 25, 2005, as Instrument No. 20051025-0128818 in the Register's Office of Davidson County, Tennessee, Maximilian A. Klopfer and Kathleen D. Klopfer a/k/a Kathleen Klopfer conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for America's Wholesale Lender and America's Wholesale Lender's Successors and Assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **BILLY GLASS** as Co-Trustee by instrument of record recorded on June 27, 2007 as Instrument No. 20070627-0076617 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on August 1, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Countrywide Home Loans, Inc., at and for the sum of $236,134.94, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans, Inc. has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Countrywide Home Loans, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Ranchwood Estates, Section III, as of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 70 fronts 122 feet on the northerly side of Rosehill Drive and runs back between lines 295.85 feet on the easterly line 153 feet, more or less, on the westerly line to a broken line in the rear upon which it measures 228.05 feet thereon, more or less. Also included is a small triangular tract of land directly to the west of Lot No. 70, said triangular piece of land fronts 87 feet on the northerly side of Rosehill Drive and runs back to a point 153 feet more or less on the easterly line and 173 feet more or less on the westerly line. BEING the same property conveyed to Maximilian A. Klopfer and wife, Kathleen D. Klopfer, by Deed from Hugh B. Travis and wife, Sarah B. Travis, dated 8/16/99, of record in Book 11623, page 464, Register's Office for Davidson County, TN.
>
> Commonly known as: 419 Rosehill Drive, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 25070001 025 070 001.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 1st day of August, 2007.

Billy Glass, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1st day of August 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy Glass, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained

Witness my hand and seal at office in Little Rock this 1st day of August, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
14221 Dallas Parkway
Floor: Ste 1000
Dallas, Texas 75254