RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Karen Martin

GRANTEE(s)
HSBC Bank USA, National 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: 09/10/07 13:38 2 pgs
Fees:13.00 Taxes:196.56
20070910-0108385

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 5, 2004 and recorded November 11, 2004, as Instrument No. 20041111-0135946 in the Register's Office of Davidson County, Tennessee, Karen Martin conveyed to Rhonda C. Bundy, 6077 Primacy Parkway, Suite 121A Memphis, TN, as Trustee for People's Choice Home Loan, Inc., a Wyoming Corporation, 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 August 27, 2007 as Instrument No. 20070827-0102453 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 29, 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 HSBC Bank USA, National Association, at and for the sum of $53,125.00, that being the highest and best bid offered; 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 HSBC Bank USA, National Association 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 said HSBC Bank USA, National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Located in Davidson County, Tennessee.
Unit Number 2, being a portion of Lot Number 355 on the Plan of Forrest View Park, Section 11, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in Instrument Number 20030133-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2909 Anderson Road Condominiums, Section 2, Forest View Park, recorded in Instrument Number 20030133-0005153, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This is improved property known as Unit Number 2909A, Anderson Road, Nashville, TN 37217. Being the same property conveyed to Karen Martin by deed from Gary Nelson, Sr., married, and Gary Nelson, Jr., married, of record in Record Book 20041111, Page 0135945, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2909-A Anderson Road, Nashville, Tennessee 37211.

Tax Parcel No.: @@@@@

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 HSBC Bank USA, National Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 5 day of Sept, 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 5 day of Sept, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $53,125.00, 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 whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 5 day of Sept, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association
10790 Rancho Bernardo Road
San Diego, CA 92127