RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Deborah L. Burrus and Richard Houston Burrus

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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: 12/17/07 13:02 2 pgs
Fees:12.00 Taxes:0.00
20071217-0144576

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 26, 2006 and recorded October 6, 2006, as Instrument No. 20061006-0124550 in the Register's Office of Davidson County, Tennessee, Deborah L. Burrus and Richard Houston Burrus conveyed to Archer Land Title, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for First Magnus Financial Corporation and First Magnus Financial Corporation'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 November 13, 2007 as Instrument No. 20071113-0133109 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 December 5, 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 $114,950.00, 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 Home Loan Mortgage Corporation, 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 Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

BEING the Westerly 100 feet of Lots Nos. 57 and 60 on the map of W. J. Myers Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for said County, also being known as Lots Nos. 2 and 3 of T. E. Guthrie's unrecorded subdivision of Lots Nos. 57 and 60 of said W. J. Myers' plan of lots.

SAID part of Lot No. 60 fronts 100 feet on the northerly side of Otay, formerly Ann Street and together with part of Lot No. 57 extends between parallel lines with the easterly margin of an alley, 120 feet to the southerly line of Lot No. 52 on said plan.

BEING the same property conveyed to Richard Houston Burrus and wife, Deborah L. Burrus, by Instrument of Correction by Richard Houston Burrus, dated June 17, 2004 and recorded June 29, 2004 as Instrument No. 20040629-0077120, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing restrictions and easements of record.

PROPERTY ADDRESS (for informational purposes):
1431 Ann Street, Nashville, TN 37216

Map/Parcel: 072-0-244.00

Parcel number: 072 11 0 244.00
Commonly known as: 1431 Ann Street, Nashville, Tennessee 37216.

Tax Parcel No.: 07211024400

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 Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 5th day of December, 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 5th day of December 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 5th day of December 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 Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010