RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Leroy Sylvus and Mary A. Sylvus

GRANTEE(s)
WELLS FARGO BANK MINNESOTA, 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: 01/17/08 13:58 2 pgs
Fees:13.00 Taxes:242.17
20080117-0005568

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 21, 2003 and recorded May 6, 2003, as Instrument No. 20030506-0060375 in the Register's Office of Davidson County, Tennessee, Leroy Sylvus and Mary A. Sylvus conveyed to K. J. Shelton, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Accredited Home Lenders, Inc., a California Corporation and Accredited Home Lenders, Inc., a California Corporations 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 August 22, 2007 as Instrument No. 20070822-0100390 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 January 9, 2008 at the SOMMET 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 WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION , at and for the sum of $65,450.00, 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 WELLS FARGO BANK MINNESOTA, 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 WELLS FARGO BANK MINNESOTA, NATIONAL 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. 46 on the Plan of Haileys Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee and also being shown as Lot No. 21, Block B on the Plan of an unrecorded subdivision of certain lots in Haileys Subdivision. Said part of Lot No. 46 of Lot No. 21 fronts on the northwesterly side of Hailey Avenue and runs back between parallel lines 150 feet to a dead line. Being the same property conveyed to Leroy Sylvis and wife, Mary A. Sylvis, by Deed, dated January 8, 1999, of record in Deed Book 11293, Page 509, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1905 Hailey Avenue, Nashville, Tennessee 37218.
>
> Tax Parcel No.: Parcel number: 081 01 0 007.00

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 WELLS FARGO BANK MINNESOTA, 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 9th day of January, 2008.

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 9th day of January 2008.

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 $65,450.00, 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 9th day of January 2008.

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:
WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION
10790 Rancho Bernardo Road
San Diego, CA 92127