RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sharon D. Shipman

GRANTEE(s)
Accredited Home Lenders, Inc., a California Corp.

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: 01/28/08 12:47 2 pgs
Fees:13.00 Taxes:418.91
20080128-0008718

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 14, 2005 and recorded January 3, 2006, as Instrument No. 20060103-0000138 in the Register's Office of Davidson County, Tennessee, Sharon D. Shipman conveyed to Charles Boner, 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 **GREG IVESTER** as Co-Trustee by instrument of record recorded on December 26, 2007 as Instrument No. 20071226-0146944 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 23, 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 Accredited Home Lenders, Inc., a California Corp., at and for the sum of $113,218.93, 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 Accredited Home Lenders, Inc., a California Corp. 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 Accredited Home Lenders, Inc., a California Corp.. 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, State of Tennessee, described as follows, to-wit: Being Lot No. 9 on the Plan of Cumberland Station, Section One, as of record in Instrument No. 200110090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Subject to any and all existing easements and restrictions of record. Being the same property conveyed to Sharon D. Shipman by Deed dated March 22, 2002 and recorded March 26, 2002 in Deed Instrument Number 20020326-0036569 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 1632 Cumberland Station Boulevard, Madison, Tennessee 37115.
>
> Tax Parcel No.: 053090B00 900C0

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 Accredited Home Lenders, Inc., a California Corp., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24th day of January, 2008.

Greg Ivester, 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, Greg Ivester, 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 24th day of January, 2008.

Melissa S. Rudd
Notary Public

My Commission Expires: [illegible]

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 $113,218.93, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Notary Seal present, but could not be reproduced.

Greg Ivester
Co-Trustee

Bill Garrett
Davidson County Register of Deeds

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, 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 24th day of January, 2008.

Melissa S. Rudd
Notary Public

My Commission Expires: [illegible]

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Accredited Home Lenders, Inc., a California Corp.
15253 Avenue of Science
Building 3
San Diego, CA 92128

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds