RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nicole Cook a/k/a Nicole Leigh Cook and Wallace Monroe Cook

GRANTEE(s)
Accredited Home Lenders, Inc.

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: 02/25/08 08:31 2 pgs
Fees:13.00 Taxes:999.00
20080225-0017730

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 19, 2007 and recorded June 27, 2007, as Instrument No. 20070627-0076827 in the Register's Office of Davidson County, Tennessee, Nicole Cook a/k/a Nicole Leigh Cook and Wallace Monroe Cook conveyed to T. Larry Edmondson's Office, 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 January 28, 2008 as Instrument No. 20080128-008710 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 February 20, 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.**, at and for the sum of $270,000.00, 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 **Accredited Home Lenders, 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 said **Accredited Home Lenders, Inc.**, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, a Surveyor, dated September 10, 1966, as follows: Beginning on the easterly margin of Earhart Road at the southwest corner of the property conveyed to Melvin A. Farrel and wife, of record in Book 4233, page 287, Register's Office for said County, thence with said Farrell's southern boundary line, South 85 deg. 58 min. East, 1483.9 feet; thence South 4 deg. 27 min. West 198.5 feet; thence North 85 deg. 58 min. West 1434.5 feet to the easterly margin of Earhart Road; thence with said road North 3 deg. 34 min. West 39.3 feet, North 15 deg. 08 min. West 100 feet and north 18 deg. 27 min. West 27.4 feet to the beginning containing 5.29 acres, more or less. Being the same property conveyed to Nicole Leigh Cook and Husband, Wallace Monroe Cook, as tenants by the entireties, of record as Instrument No. 20070220-0020173, dated February 12, 2007, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3187 Earhart Road, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 098000 11800

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.**, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 22 day of Feb, 08.

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 22 day of Feb, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 22 day of Feb, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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