RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Darwing Negron and Vanessa Torres

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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 08:53 3 pgs
Fees:17.00 Taxes:0.00
20080225-0017771

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 25, 2004 and recorded March 17, 2004, as Instrument No. 20040317-0030067 in the Register's Office of Davidson County, Tennessee, Darwing Negron and Vanessa Torres conveyed to Victor Hazelwood, as Trustee for Prime Mortgage USA, Inc., 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on December 26, 2007 as Instrument No. 20071226-0147487 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 16, 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 N.A., at and for the sum of $129,770.05, that being the highest and best bid offered; and**

WHEREAS, the said Wells Fargo Bank N.A. has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 Wells Fargo Bank N.A. 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 152 on the Plan of Woodberry Park, of record in Book 2133 page 117 Register's Office for Davidson County, Tennessee, plus an adjoining tract on the Southeast corner of said lot.
>
> Beginning at a point in the southerly margin of Lorna Drive and being the common corner of Lot Numbers 152 and 153, and extending southwardly 208.5 feet to a point; thence eastwardly 100.0 feet to a concrete monument, being the southeast corner of Lot Number 152; thence north 60 degrees 20 minutes east, 22 feet more or less, to a point; thence north 84 degrees 30 minutes east, 63 feet more or less, to a point; thence south 59 degrees 10 minutes west, 60.7 feet more or less, to a point in the easterly margin of Lot Number 152; thence northwardly 115.9 feet to a point in the southerly margin of Lorna Drive, being the common corner of Lots Number 151 and 152; thence westwardly 94.1 feet along the southerly margin of Lorna Drive to the point of beginning.
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> Included in this description but specifically excluded in this conveyance is a portion of lot 152 as described in Book 4799 page 929 said Register's Office.
>
> Being the same property conveyed to Darwing Negron, married, by deed of record in Book

page 20040317-0030066 Register's Office for Davidson County, Tennessee.

Vanessa Torres joins in this conveyance with the consent of the grantor spouse, for the purpose of waiving homestead and or other marital rights that may be granted to a spouse by law in the property and or which might be asserted against the trustee, beneficiary, mortgage, or their assigns in enforcing any rights.

Parcel number: ~~4000~~ 096090040.00

Commonly known as: 402 Lorna Drive, Nashville, Tennessee 37214.

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 day of Jan, 08.

Matthew Smith, ~~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, Matthew Smith, 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 16 day of Jan, 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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Smith, Co-Trustee

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ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Matthew Smith, 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 AR this 16 day of Jan, 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:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3390461-796