"EXEMPT TRANSACTION,
GOVERNMENTAL AGENCY IS
HOLDER OF INDEBTEDNESS"

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tonya L. Daniel

GRANTEE(s)
Federal National Mortgage 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: 03/13/08 09:31 3 pgs
Fees:17.00 Taxes:0.00
20080313-0025207

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 27, 2007 and recorded July 2, 2007, as Instrument No. 20070702-0078588 in the Register's Office of Davidson County, Tennessee, Tonya L. Daniel conveyed to Southeast Title of Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 4, 2008 as Instrument No. 20080204-0010985 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 March 5, 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, NA, at and for the sum of $263,831.53, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to the Federal National Mortgage Association, 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 Wells Fargo Bank, NA 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 National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property commonly known as: 350 Nesbitt Ln., Madison, TN 37115 County of Davidson

Following described tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Madison Meade, Section 2, as of record in Book 3700, Page 107, Register's Office for Davidson County.

Beginning at a point in the easterly margin of Grayland Drive at the common corner of Lots 136 and 137, thence with the margin of said Drive, southerly 155 feet to a monument in the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a monument in the northerly margin of Nesbitt Lane; thence with the same easterly 198 feet to a point; thence leaving said Lane northwardly 180 feet to the common great corner of Lots 136 and 137; thence with the line between said lots, westerly 223 feet to the point of beginning.

Being the same property conveyed to Tonya L. Daniel by deed from Timothy Dansby unmarried dated 6/27/07 and filed of record in Instrument Number 2007070200 78587, said Register's Office.

Parcel # 04208001200

Commonly known as: 350 Nesbitt Lane, Madison, Tennessee 37115.

Tax Parcel No.: 04208001200

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 National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 5 day of Mar, 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 5 day of Mar, 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

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 5 day of Mar, 08.

Notary Public

My Commission Expires:

NOTARY PUBLIC

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
14221 Dallas Parkway
Floor: Ste 1000
Dallas, Texas 75254