RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Barbara Janet England

GRANTEE(s)
HSBC BANK USA, NATIONAL ASSOCIATION as Trustee

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: 03/20/08 13:57 2 pgs
Fees:13.00 Taxes:251.29
20080320-0028383

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 10, 2005 and recorded November 17, 2005, as Instrument No. 20051117-0138969 in the Register's Office of Davidson County, Tennessee, Barbara Janet England conveyed to NLC, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First NLC Financial Services, LLC and First NLC Financial Services, LLC 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 July 6, 2007 as Instrument No. 20070606-0067514 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 12, 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 HSBC BANK USA, NATIONAL ASSOCIATION as Trustee , at and for the sum of $67,915.00, 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 HSBC BANK USA, NATIONAL ASSOCIATION as Trustee 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 HSBC BANK USA, NATIONAL ASSOCIATION as Trustee , 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 located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 34 on the Map of Ashton's subdivision of J.M. Lewis Farm at Bordeaux, Tennessee as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 147.3 feet on the northerly side of Ashton Avenue and runs back on the easterly line 200 feet to a dead line and runs back on the westerly line 214 feet to said dead line and shows 71 feet on said dead line. Including but expressly Excluding that part of said Lot No. 34 sold and conveyed to the said Teresa D. McEwan by deed from Graham D. Sims et al of record in Book 8912, page 545, Register's Office for Davidson County, Tennessee. Parcel number: 61882715

Commonly known as: 1811 Ashton Avenue, Nashville, Tennessee 37218.

Tax Parcel No.: ~~61882715~~ 069160 12600

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 HSBC BANK USA, NATIONAL ASSOCIATION as Trustee , and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12th day of March 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 12th day of March 2008.

Shellie R Chambers
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 $67,915.00, 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 12th day of March 2008

Shellie R Chambers
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:
HSBC BANK USA, NATIONAL ASSOCIATION as Trustee
10790 Rancho Bernardo Road
San Diego, CA 92127