RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kenneth Parnell, Jr.

GRANTEE(s)
HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2004-2

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: 06/27/08 09:29 2 pgs
Fees:13.00 Taxes:269.40
20080627-0066328

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 23, 2004 and recorded March 22, 2004, as Instrument No. 20040322-0031798 in the Register's Office of Davidson County, Tennessee, Kenneth Parnell, Jr. conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Home Mortgage, 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 May 27, 2008 as Instrument No. 20080527-0053663 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on June 18, 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 for Wells Fargo Home Equity Trust 2004-2, at and for the sum of $72,810.00, 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 for Wells Fargo Home Equity Trust 2004-2 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 for Wells Fargo Home Equity Trust 2004-2, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, described as follows: Being the westerly half of Lot No. 57 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County, said part of Lot 57 fronts 50 feet in the Southerly side of Edith Avenue and runs back between parallel lines, 154 feet, more or less, to an alley. Being the same property conveyed to the grantors herein by instrument of even date and filed of record at 20040322-0031797, said Register's Office.
>
> Commonly known as: 306 Edith Avenue, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 07111009200

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 for Wells Fargo Home Equity Trust 2004-2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of June 2008.

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 19th day of June, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public Arkansas Pulaski County My Commission Expires 08-2014

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 $72,810.00, 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 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 19th day of June, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public Arkansas Pulaski County My Commission Expires 08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2004-2
3476 Stateview
Fort Mill, SC 29715