RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Thomas C. Downum

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: 06/30/08 13:46 2 pgs
Fees:12.00 Taxes:0.00
20080630-0067218

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 10, 2006 and recorded March 24, 2006, as Instrument No. 20060324-0033940 in the Register's Office of Davidson County, Tennessee, Thomas C. Downum conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems Inc. a seperate corporation acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender'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 L. SQUYRES** as Successor Trustee by instrument of record recorded on June 1, 2008 as Instrument No. 20080602-0055510 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 25, 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 Countrywide Home Loans, Inc., at and for the sum of $100,157.89, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans, Inc. 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 Countrywide Home Loans, 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING UNIT NO. 130 OF HICKORY VALLEY CONDOMINIUMS, 2ND REVISED SITE PLAN, PHASE 3, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4918, AT PAGE 116, AS AMENDED IN BOOK 4958, PAGE 346, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, AT PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. DOWNUM, UNMARRIED BY WARRANTY DEED FROM 4-J L.P., DATED 05/28/04, RECORDED 08/27/04, AS DOCUMENT NO. 20040827010411l (RE-RECORDING OF DOCUMENT NO. 20040603006525l RECORDED 06/03/04, DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 5600 Country Drive Apartment 130, Nashville, Tennessee 37211.

Tax Parcel No.: 162090B 4400C0

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 Successor Trustee has hereunto set his or her hand and seal this 26th day of June, 2008.

Aaron L. Squyres, Successor 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, Aaron L. Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument asSuccessor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26th day of June, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public, Arkansas Pulaski County My Commission Expires 09-08-2014

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron L. Squyres, Successor 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, Aaron L. Squyres, as Successor 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 Little Rock this 26th day of June, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public, Arkansas

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