**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Uchendi D. Nwani**

**GRANTEE(s)**
**Countrywide Home Loans**

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: 08/18/08 08:39 2 pgs
Fees:13.00 Taxes:457.67
20080818-0084302

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 16, 2004 and recorded August 2, 2004, as Instrument No. 20040802-0092055 in the Register's Office of Davidson County, Tennessee, Uchendi D. Nwani conveyed to Robert M. Wilson, Jr, as Trustee for Mortgage Electronic Registration Systems Inc., 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, 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 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 July 30, 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, at and for the sum of $123,695.61, 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 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 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Trustee does hereby grant, bargain, sell, and convey to the said Countrywide Home Loans, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit: LAND is Davidson County, Tennessee being more particularly described as being Lots 18 and 19 Block AA on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, said Register's Office Said Lots 18 and 19 front together 200 feet on the easterly side of Meadow Road and run back between parallel lines 175 feet to a line in the rear, measuring 200 feet thereon. Being the same property conveyed to Grantor herein by deed of even date being recorded simultaneously herewith in Instrument No. 20010810094743 Register's Office for said County. Being the same property conveyed to Uchendi D. Nwani by virtue of a Warranty Deed dated June 23, 2004, of record as Instrument No. 20040802-0092054, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3904 Meadow Road, Nashville, Tennessee 37218.
>
> Tax Parcel No.: 69-4-67.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Countrywide Home Loans, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this

4 day of Aug, 08.

Robert M. Wilson, Jr., 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, Robert M. Wilson, Jr., as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 4 day of Aug, 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 $123,695.61, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.
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, Robert M. Wilson, Jr., as 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 AR this 4 day of Aug, 08.

Notary Public

My Commission Expires:

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Countrywide Home Loans
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015