Davidson County DEEDTRS
Recvd: 03/29/06 13:58 3 pgs
Fees:17.00 Taxes:0.00
20060329-0035722

Declaration of Void
Trustee Sale
County: Davidson

The undersigned Subustitute/Successor Trustee, being duly sworn upon his or her oath states:

1. On October 13, 2005, a substitute/successor trustee's foreclosure sale was conducted in this foreclosure.

2. Present Mortgagee and Curfent Owners/Present Mortgagor(s) wish this sale to be declared void.

3. The undersigned hereby declare the aforesaid sale void and of no effect thereby nullifying any Successor Trustee's Deed issued in that sale, recorded on October 21, 2005 at Inst. No. 20051021-0127129.

KLEINSMITH & ASSOCIATES, P.C.
Attorney for Present Mortgagee
and Trustee

By _____
Philip M. Kleinsmith
Tennessee Bar No. 016987
6035 Erin Park Dr., Ste. 203
Colorado Springs, CO 80918
(719) 593-1970

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

On this day personally appeared before me Philip M. Kleinsmith, known to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal on March 21, 2006. My Commission Expires: 12/27/07.

(SEAL)

SARAH B. BUNTEN
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES
12/27/2007

_____
Signature of Notary
Typed Name and Address of
Notary: Sarah B. Bunten
6035 Erin Park Dr., #203
Colorado Springs, CO 80918

Identifying Data of Debt, the Collateral and Collateral Instrument

The Debt:

Dated.....:7/2/2001 Original Principal Balance....:$95,000.00
Original Borrower(s):Zach W. Corley
Present Borrower(s): Zach W. Corley
Original Creditor(s):Mortgage Electronic Registration Systems Inc. acting solely as Nominee for First Magnus Financial Corp.
Present Creditor(s): Mortgage Electronic Registration Systems Inc.

Defaults Causing Foreclosure: Non-Payment of Periodic Payments since:6/1/2005

Present Principal Balance (i.e. as of 6/1/2005)$93,686.14	Daily Interest after same date.....$ 17.89 Estimated Total Costs...$1,800.00
Attorney Fees for Completed Default Foreclosure.....$550.00	Present Value of Collateral..... $ Unknown

The Collateral:

Real Estate (Mortgaged Property or Trust Property or Property):

Assessor's Tax Parcel # :59-00-0042

Common Description..... :5115 Buena Vista Pike
Nashville, TN 37218

Legal Description..... :See Exhibit "A"

Collateral Instrument (Mortgage, Deed of Trust, or Trust Indenture or Security Agreement Being Foreclosed Per Real Estate Records of County Where Real Estate is Located or other records where Collateral Instrument filed):

Dated.....:7/2/2001	Date Recorded or Filed....:7/3/2001
Recording Data.....:Inst. #20010703-0070559	Original Principal Balance: $(see above)
Original Trustee:Priority Escrow	Original Mortgagee(s), Beneficiary(ies) or Secured Party(ies):Mortgage Electronic Registration Systems Inc. acting solely as Nominee for First Magnus Financial Corp.
Original Borrower(s), Mortgagor(s), Grantor(s) or Trustor(s): Zach W. Corley	Present Mortgagee(s), Beneficiary(ies) or Secured Party(ies): Mortgage Electronic Registration Systems Inc.
Present Borrower(s), Mortgagor(s) Trustor(s) Names & Address(es) Zach W. Corley 5115 Buena Vista Pike Nashville, TN 37218	Present Owner(s) of Collateral Names and Address(es) Zach W. Corley 5115 Buena Vista Pike Nashville, TN 37218

LEGAL DESCRIPTION ATTACHMENT

File Number: 11145

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16, and 17, 1961, by Geo. W. Watkins, Surveyor, as follows:

Beginning in the westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, page 625, said Register's Office, said beginning point being also in the southerly margin of a 50-foot proposed road, and running thence, along the westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the southerly margin of said 50-foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

Being the same property conveyed to Grantor herein by deed of record in Instrument No. 20010703-0070559, Register's Office for Davidson County, Tennessee.