RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wanda J. Ogle

GRANTEE(s)
The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns

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: 06/26/06 14:22 6 pgs
Fees:32.00 Taxes:0.00
20060626-0076096

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's deed is being filed to include the Tax notice letters, which was left off on the Trustee's Deed filed on June 12, 2006 as instrument no. 20060612-0069445.

WHEREAS, by Deed of Trust dated February 19, 2005 and recorded March 3, 2005, as Instrument No. 20050303-0023495 in the Register's Office of Davidson County, Tennessee, Wanda J. Ogle conveyed to Transcontinental Title, Co., as Trustee for Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Mortgage Investors Corporation and Mortgage Investors Corporation'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 SQUYRES** as Successor Trustee and **Karyn Tierney** as Co-Trustee by instrument of record recorded on March 31, 2006 as Instrument No. 20060331-0036463 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 June 7, 2006 at the GAYLORD ENTERTAINMENT 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 Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for GMAC Mortgage and GMAC Mortgage's successors and assigns, at and for the sum of $112,807.00, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for GMAC Mortgage and GMAC Mortgage's successors and assigns has assigned its interest in said property to The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or 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 Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for GMAC Mortgage and GMAC Mortgage's successors and assigns 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 Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot 78, Section 3, Jamestown Estates, as recorded in Book 6900, Page 866, Register's Office, Davidson County, Tennessee. Being the same property conveyed to David I. Ogle and Wife, Wanda J. Ogle by deed from Kenneth S. Victory DBA Victory Construction Co. recorded 07/09/1997 in Deed Book 8687 Page 471, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3713 Lake Towne Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 150-10-0-211.00

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 The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 23 day of June, 14.

Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, 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 23 day of June, 14.

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 $112,807.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with who I am personally acquainted, and whom 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 23 day of June, 14.

Notary Public

My Commission Expires:

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

VA No. 20-20-6-0528494

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
Fax: 501-219-9458
Internet: www.wilson-assoc.com

March 4, 2006

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

INTERNAL REVENUE SERVICE
Attention: Ms. Wright
801 Broadway
MDP 53
Nashville, Tennessee 37203

RE: Wanda J. Ogle
3713 Lake Towne Drive
Antioch, Tennessee 37013
Loan No. 0601204861 / W&A No. 902-100068
VA No. 202060528494

Dear Ms. Wright:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, David I. Ogle, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Shirley Eads
GMAC Mortgage
500 Enterprise Road
Suite 150
Horsham, PA 19044

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: April 12, 2006 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $112,601.71; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Aaron L. Squyres

KT/ch
Enclosures

cc w/enc:
Shirley Eads

CtoIRS_Charris_060304_1226

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 7 day of June, 2006, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Karyn Tierney as Co-Trustee, who states on oath:

That I am more than 18 years of age, suffer no legal disability.

That default occurred on Deed of Trust dated February 19, 2005 executed by Wanda J. Ogle, as mortgagor(s), in favor of Transcontinental Title Co., as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Investors Corporation, and recorded as instrument number 20050303-0023495, of the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot 78, Section 3, Jamestown Estates, as recorded in Book 6900, Page 866, Register's Office, Davidson County, Tennessee. Being the same property conveyed to David I. Ogle and Wife, Wanda J. Ogle by deed from Kenneth S. Victory DBA Victory Construction Co. recorded 07/09/1997 in Deed Book 8687 Page 471, in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 3713 Lake Towne Drive, Antioch, Tennessee 37013

That a foreclosure sale of said property was scheduled for June 7, 2006 at the Davidson County Courthouse, Davidson County, Tennessee.

That the Davidson County records indicated a lien(s) in favor of the Internal Revenue Service on the above referenced property, filed of record on March 4, 2002 as book 9140 at page 508, in the Register of Deeds Office, Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: Karyn Tierney
Karyn Tierney
Co-Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Before me, the undersigned, personally appeared Karyn Tierney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Successor-Trustee for Associates Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Investors Corporation, whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 7 day of June, 16.

Notary Public

My Commission Expires:

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

W&A No. 100068