Davidson County AFFIDAVIT
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Fees:12.00 Taxes:0.00
20070427-0050187

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-2388

AFFIDAVIT TO RESCIND TRUSTEE'S SALE AND SUBSTITUTE TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this 16 day of April, 2007, personally appeared Aaron Squyres I, who acknowledged himself to be an Attorney of Wilson & Associates, P.L.L.C. for the limited purpose of foreclosing the Deed of Trust stated below on behalf of MERS Inc., and who after being duly sworn, deposed and stated:

THAT default occurred in the performance of the covenants, terms, as Instrument Number 20050426-0046403 in the Registers Office of Davidson County, Tennessee executed by Kristina and Justin Ponzetti and delivered MERS Inc.

THAT the current holder of the indebtedness secured by said Deed of Trust, accredited Home Lenders, Inc., a California Corporation (MERS nominee) offered the subject property for sale to the highest bidder on or about March 21, 2007 at 10:00 a.m. at the Davidson County Courthouse in Antioch, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plat of Rockmont Subdivision, as of record in Book 4300, Page 71, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 60.27 feet on the northerly margin of Park Avenue and extends back 177.20 feet on the westerly line and 179.38 feet on the easterly line, which is a broken line, to a line in the rear on which it measures 56.54 feet. Being the same property conveyed to Justin Ponzetti and wife, Kristina J. Ponzetti by Warranty Deed from Randall E. Clinard and wife, Pamela G. Clinard dated 04/19/2005, recorded simultaneously herewith as Instrument # 20050426-0046402, Register's Office for Davidson County. Map and Parcel 91-01-90.00. This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

Commonly known as: 675 Park Street, Nashville, TN 37209.

Tax Parcel No.: 091010090.00

THAT at such time, property sold to accredited Home Lenders, Inc., a California Corporation (MERS nominee), to at and for the sum of $87,000.00 that being the highest and best bid offered.

THAT subsequent to said sale, sufficient conditions arose to warrant the rescission of the sale and restoration of the subject property to its former state.

THAT the Deed of Trust are hereby ratified and reformed to their former status.

THAT accredited Home Lenders, Inc., a California Corporation (MERS nominee) thus hereby rescinds the foreclosure sale and Trustee's Deed.

FURTHER, Affiant sayeth not.

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

By:_____
Aaron Squyres

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Aaron Squyres, 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 a Director (or other such officer authorized to execute the instrument) of Wilson & Associates, PLLC, attorney-in-fact for Accredited Home Lenders, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing his name thereto.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of Apr 2007

Lena M. Nagle
Notary Public

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

My Commission Expires

W&A No. 114548