**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Reginald J. Cheatham**

**GRANTEE(s)**
**The Secretary of Housing and Urban Development, 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: 08/29/07 10:29 7 pgs
Fees:37.00 Taxes:0.00
20070829-0103580

# CORRECTED TRUSTEE'S DEED

**This Corrected Trustee's Deed is being recorded to add the Affidavit of Compliance to the Trustee's Deed of record on August 8, 2007 as Instrument No. 20070808-0094660 in the Register's Office of Davidson County, Tennessee.**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 25, 2000 and recorded June 12, 2000, as Instrument No. 200006120058339 in the Register's Office of Davidson County, Tennessee, Reginald J. Cheatham conveyed to M. Todd Jackson, as Trustee for Franklin American Mortgage Company, 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on March 29, 2007 as Instrument No. 20070329-0037370 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 April 18, 2007 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 Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation, at and for the sum of $142,861.78, that being the highest and best bid offered; and

WHEREAS, the said Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation has assigned its interest in said property to The Secretary of Housing and Urban Development, 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 Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation 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 Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 11th and 12th Civil District of Davidson County, Tennessee, being Lot Number 200 on the Plan of Gra-Mar acres, Section 10, as of record in Book 2663, Page 34, Register's Office for said county. Said Lot Number 200 fronts 125 feet on the Northerly side of Lamont Drive and extends back 350.50 feet on the Westerly line and 305 feet on the Easterly line to a dead line, measuring 133.02 feet thereon. Being the same property conveyed to the within named grantor by deed of even date, which instrument is being recorded simultaneously herewith.
>
> Parcel number: 51-14-19.00
>
> Commonly known as: 665 Lemont Drive, Nashville, Tennessee 37216.

Tax Parcel No.: 51-14-19.00

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 Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 28th day of August 2007.

Billy Glass, Co-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, Billy Glass, 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 28th day of August 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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.

Billy Glass, Co-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, Billy Glass, as Co-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 28th day of August, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-280854-7-796

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 28th day of August, 2007, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Davidson, who states on oath:

That I am more than 18 years of age, suffer no legal disability and am a member of the State Bar of Tennessee.

That default occurred on Deed of Trust dated May 25, 2000, executed by Reginald J. Cheatham, as mortgagor(s), in favor of M. Todd Jackson, as trustee for Franklin American Mortgage Company and recorded as Instrument No. 20070808-0094660 of the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

> Land in the 11th and 12th Civil District of Davidson County, Tennessee, being Lot Number 200 on the Plan of Gra-Mar acres, Section 10, as of record in Book 2663, Page 34, Register's Office for said county. Said Lot Number 200 fronts 125 feet on the Northerly side of Lamont Drive and extends back 350.50 feet on the Westerly line and 305 feet on the Easterly line to a dead line, measuring 133.02 feet thereon. Being the same property conveyed to the within named grantor by deed of even date, which instrument is being recorded simultaneously herewith.
>
> Commonly known as: 665 Lemont Drive, Nashville, Tennessee 37216.

That a foreclosure sale of said property was scheduled for April 18, 2007, at the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, 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 26, 2001, as Instrument No. 20010326-0028764, in the Register of Deeds Office, 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 December 28, 2006, as Instrument No. 20061228-0159806, 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: _____
Aaron Squyres
Successor-Trustee

## ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned, personally appeared Aaron Sguyres, 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 Successor-Trustee for Franklin American Mortgage Company 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.

Shellie R. Chambers
Notary Public

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

My Commission Expires:

W&A No. 700-47689

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

F3251R MAR 16, 2007 ACT WT LTR #PK 1
SERVICE 1DA BILL WT LTR
TRACKING# 1ZF3251R0144602111 ALL CURRENCY USD
DEPT NO.: 4
REF 2:

HANDLING CHARGE 0.00 FRT: SHP
SHIPMENT REF RATE CHARGES: SVC 11.78 USD
DV 0.00 COD 0.00 RS 0.00
DC 0.00 DG 0.00 SD 0.00
AH 0.00 PR 0.00 SP 0.00
TOT REF CHG 11.78 REF+HANDLING 11.78

A DEBT
ING TO
FORMATION
) FOR THE
THE DEBT.

March 16, 2007

Internal Revenue Service
801 Broadway MDP 53
Nashville, TN 37203

RE: Reginald J. Cheatham
665 Lemont Drive
Nashville, Tennessee 37216
Loan No. 1512409363 / W&A No. 700-202626/700-47689
FHA No. 483-280854-7-796

Dear Internal Revenue Service:

Pursuant to the enclosed Notice of Trustee's Sale, please be advised that the property commonly known as 665 Lemont Drive, Nashville, Tennessee 37216 is scheduled to be sold at foreclosure sale.

**THE LAW FIRM OF WILSON & ASSOCIATES, P.L.L.C. COLLECTS DEBTS FOR MORTGAGE LENDERS. ANY INFORMATION OBTAINED IN THIS REGARD MAY BE USED FOR THAT PURPOSE.**

Sincerely,

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

Aaron L. Squyres

Enclosure

bg/sj
cc: Mr. Christopher Kiernan
First American- 1219756

800-430-2680

CSERVICEtoLienholderTN_3_shjones_070316_955

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 16, 2007

**VIA CERTIFIED MAIL**
**RETURN RECEIPT REQUESTED**

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

RE: Reginald J. Cheatham
665 Lemont Drive
Nashville, Tennessee 37216
Loan No. 1512409363 / W&A No. 700-202626/700-47689
FHA No. 483-280854-7-796

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, Reginald J. Cheatham, 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. Christopher Kiernan
Chase Home Finance LLC
3415 Vision Drive
Columbus, OH 43219

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 18, 2007 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $113,293.25; 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

bg/sj
Enclosures

cc w/enc:
Christopher Kiernan

CtoIRS_shjones_070316_919