RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Larry Carmack Napier and Jessie Dean Napier

GRANTEE(s)
CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company

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: 10/02/07 10:54 6 pgs
Fees:32.00 Taxes:0.00
20071002-0117166

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is being filed to correct the omission of the Affidavit of Compliance from the Trustee's Deed filed on September 18, 2007 as Instrument no: 20070918-0111781 in the Register's Office of Davidson County, Tennessee.

WHEREAS, by Deed of Trust dated February 20, 2004 and recorded March 4, 2004, as Instrument No. 20040304-0024522 in the Register's Office of Davidson County, Tennessee, Larry Carmack Napier and Jessie Dean Napier conveyed to John Kendrick, as Trustee for Washington Mutual Finance, LLC, 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 **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on August 21, 2007 as Instrument No. 20070821-0099961 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 September 12, 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 CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company, at and for the sum of $92,900.00, 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 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 CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company 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 said CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 5 of Sender's Subdivision, not of record, which is the westerly 45 feet of the northerly 150 feet of Lot No. 8 and the easterly 25 feet of the northerly 65 feet of Lot No. 9 on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20, B. F. Cockrill Land, as recorded in Book 421, Page 63, Register's Office for said County. SAID parts of said Lots Nos. 8 and 9 front 70 feet on the northerly side of Robertson Street and run back between parallel lines 150 feet to a dead line.
> This being the same property conveyed to Larry Carmack Napier & Jessie Dean Napier from Home Federal Savings & Loan Association of Nashville, herein by Deed dated 11/1/66 and recorded 11/22/66 in Deed Book 4079 at Page 681.
> Parcel number: 091 09 0 079.00

Commonly known as: 6003 Robertson Avenue, Nashville, Tennessee 37209.

Tax Parcel No.: 09109007900

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 CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 1 day of Oct, 07.

Samuel S. High, 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, Samuel S. High, 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 1 day of Oct, 07.

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 $92,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel S. High
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, Samuel S. High, as Co-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 1 day of Oct, 07.

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:
CitiFinancial, Inc., a Tennesse Corporation, Attorney-in-Fact for Washington Mutual Finance, LLC, a Delaware limited liability company
100 West Main Street, Suite 310
Lansdale, PA 19446

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 1 day of Oct, 2007, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Samuel S. High, 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 February 20, 2004, executed by Larry Napier and Jessie Napier as mortgagor(s), in favor of John Kendrick as trustee for Washington Mutual Finance, LLC and recorded as Instrument no: 20040304-0024522 of the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

Legal Description
Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 5 of Sender's Subdivision, not of record, which is the westerly 45 feet of the northerly 150 feet of Lot No. 8 and the easterly 25 feet of the northerly 65 feet of Lot No. 9 on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20, B. F. Cockrill Land, as recorded in Book 421, Page 63, Register's Office for said County. SAID parts of said Lots Nos. 8 and 9 front 70 feet on the northerly side of Robertson Street and run back between parallel lines 150 feet to a dead line. This being the same property conveyed to Larry Carmack Napier & Jessie Dean Napier from Home Federal Savings & Loan Association of Nashville, herein by Deed dated 11/1/66 and recorded 11/22/66 in Deed Book 4079 at Page 681.
Parcel number: 091 09 0 079.00

Commonly known as: 6003 Robertson Avenue Nashville Tennessee 37209

That a foreclosure sale of said property was scheduled for September 12, 2007, 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 April 30, 2004 as Instrument No. 20040430-0049655 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: _____
Samuel S. High
Successor Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Samuel S. High 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 Co-Trustee for Citifinancial Mortgage Company, Inc. 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.

Notary Public

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

My Commission Expires:

_____

W&A No. 116101

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

August 14, 2007

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

RE: Larry Carmack Napier and Jessie Dean Napier
6003 Robertson Avenue
Nashville, Tennessee 37209
Loan No. 20-0051-0404719 / W&A No. 787-116101

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, Larry Carmack Napier and Jessie Dean Napier, 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. Nikunj Soni
CitiFinancial Mortgage Company, Inc.
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

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

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

4. Sale date and location: September 12, 2007 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $117,054.47; and the approximate legal fees and costs are $2,500.00.

91 7108 2133 3934 4641 0582

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

Enclosures

cc w/enc:
Nikunj Soni

CtoIRS_kdjones_070810_1149