RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Elizabeth M. Walker and Craig C. Walker

GRANTEE(s)
The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5

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: 03/02/09 11:20 6 pgs
Fees:33.00 Taxes:256.41
20090302-0018005

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 9, 2004 and recorded July 21, 2004, as Instrument No. 20040721-0086897 in the Register's Office of Davidson County, Tennessee, Elizabeth M. Walker and Craig C. Walker conveyed to Charlie Cardwell, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Equity One, Inc., dba Equity One Mortgage Company and Equity One, Inc., dba Equity One Mortgage Company'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 **SHELLIE WALLACE** as Successor Trustee and **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on December 18, 2008 as Instrument No. 20081218-0121161 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on February 18, 2009 at the The Sommet Center 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5, at and for the sum of $69,300.00, 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located at 605 Amelia Drive, Antioch, Davidson County, Tennessee 37013. Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Brook-View-Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County. Said Lot No. 148 fronts 103.40 feet on the southeasterly margin of Amelia Drive and extends back 119.41 feet on the northeasterly line and 135.65 feet on the southwesterly line to a dead line in the rear, measuring 60.00 feet thereon. Being the same property conveyed to Elizabeth M. Walker and husband, Craig C. Walker by Warranty Deed from Bill D. Gray and wife, Jane Gray, dated 09/13/96 and filed of record in Book 10191, Page 825, said Register's Office. Subject to restrictions of record in Book 4589, Page 51, said Register's Office.
>
> Commonly known as: 605 Amelia Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 162-10-0-148.00

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 Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 26 day of Feb, 09.

Deanna Dorrough, 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, Deanna Dorrough, 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 26 day of Feb, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-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 $69,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deanna Dorrough
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, Deanna Dorrough, 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 26 day of Feb, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
[illegible]

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5
4828 Loop Central Drive
Houston, TX 77081

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Deanna Dorrough, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated July 9, 2004, recorded July 21, 2004, as Instrument No. 20040721-0086897 in the Register's Office of Davidson County, Tennessee, executed by Elizabeth M. Walker and Craig C. Walker in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Equity One, Inc., dba Equity One Mortgage Company and Equity One, Inc., dba Equity One Mortgage Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Equity One, Inc., dba Equity One Mortgage Company and Equity One, Inc., dba Equity One Mortgage Company's successors and assigns.

2. The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 26 day of Feb, 09.

Deanna Dorrough
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Deanna Dorrough, 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 24 day of Feb, 09.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

DServiceMembersAffidavitTN_jdean_090218_1145

https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Se
WALKER	ELIZABETH	Based on the information you have furnished, the DMDC does not possess any informatic currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the informati current status of the individual as to all branches of the Military.

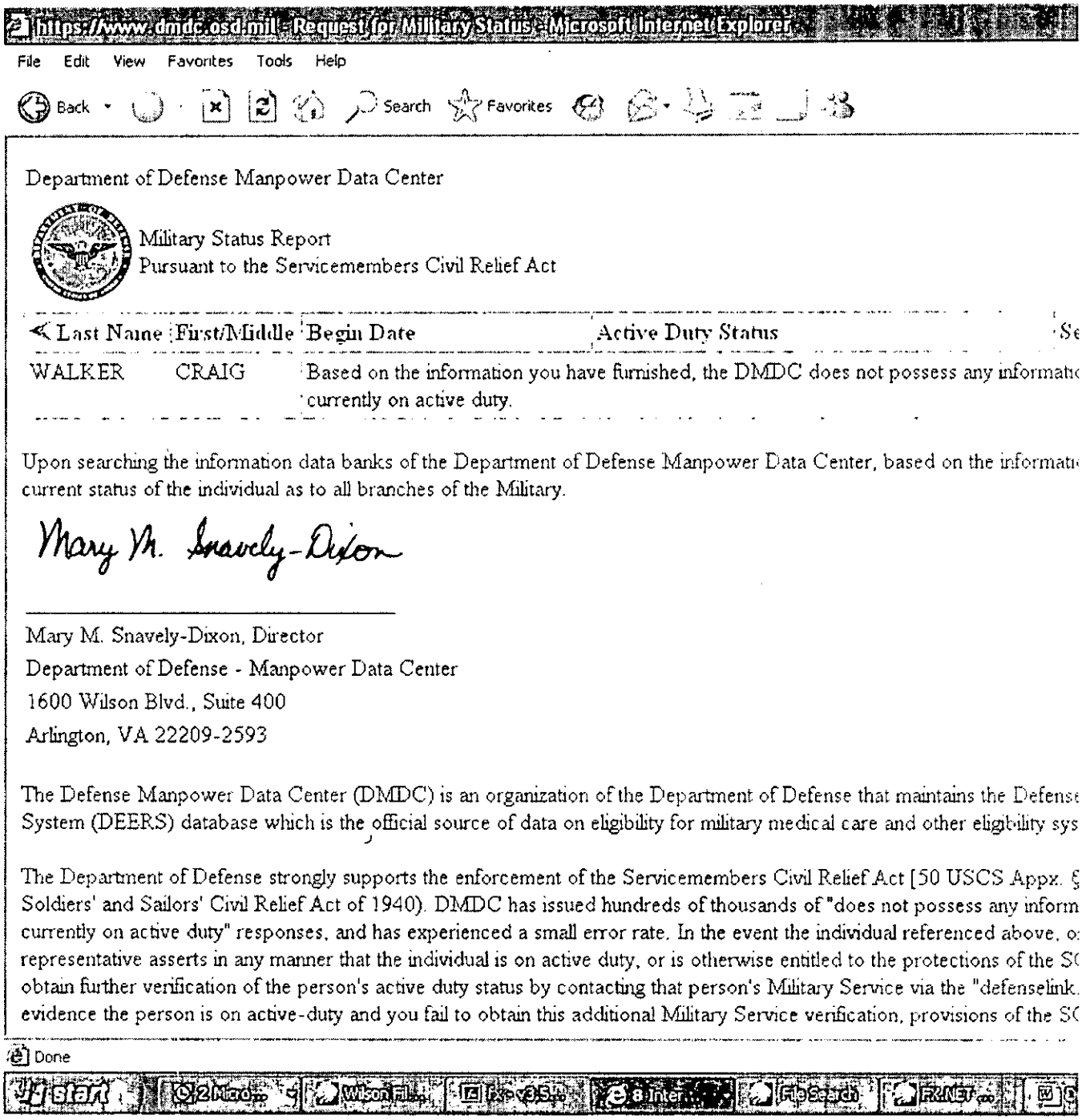
Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility sys

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. § Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any inform currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, o representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the S obtain further verification of the person's active duty status by contacting that person's Military Service via the "defenselink. evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the S

Done



https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer

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Department of Defense Manpower Data Center

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Mary M. Snavely-Dixon

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Done

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