RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Barry F. Greene and Dana E. Greene

GRANTEE(s)
The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1

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: 03/06/09 08:49 7 pgs
Fees:38.00 Taxes:401.24
20090306-0020084

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 21, 2004 and recorded November 8, 2004, as Instrument No. 20041108-0134071 in the Register's Office of Davidson County, Tennessee, Barry F. Greene and Dana E. Greene conveyed to Stewart Title, as Trustee for Wilmington Finance, a division of AIG Federal Savings Bank, 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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on February 20, 2009 as Instrument No. 20090220-0014994 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 25, 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 Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1, at and for the sum of $108,442.88, 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 Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1 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 Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1, its successors and 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 ALL OF LOT NO. 74, HICKORY WOODS ESTATES, SECTION "C", AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 6900, PAGE 885, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM HOLISON FAMILY INVESTMENT, INC. TO BARRY F. GREENE, MARRIED BY DEED RECORDED 11/14/96, IN BOOK 10258, PAGE 726 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ADDRESS: 709 SUNNYVALE CT.; ANTIOCH, TN 370135659 TAX MAP OR PARCEL ID NO.: 176-05-0-A-057.00

Commonly known as: 709 Sunnyvale Court, Antioch, Tennessee 37013.

Tax Parcel No.: 176050A05700C0

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 Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 25th day of February, 2009.

Maria Neumann, 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, Maria Neumann, 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 25th day of February 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
STATE OF ARKANSAS
NOTARY PUBLIC
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 $108,442.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Neumann
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, Maria Neumann, 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 Little Rock this 25th day of February 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
STATE OF ARKANSAS
NOTARY PUBLIC
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1
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 Maria Neumann, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated October 21, 2004, recorded November 8, 2004, as Instrument No. 20041108-0134071 in the Register's Office of Davidson County, Tennessee, executed by Barry F. Greene and Dana E. Greene in favor of Wilmington Finance, a division of AIG Federal Savings Bank to secure the payment of a deed of trust note to Wilmington Finance, a division of AIG Federal Savings Bank.

2. The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1 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 25th day of February, 2009.

Maria Neumann
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

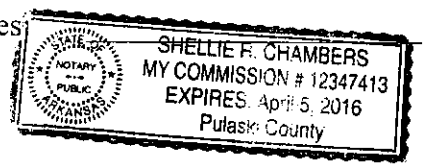
COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Neumann, 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 25th day of February, 2009.

Shellie R Chambers
Notary Public

My Commission Expires:



DServiceMembersAffidavitTN_chood_090225_1344

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
GREENE	BARRY	Based on the information you have furnished, the DMDC does not possess any informati 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 Defens 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

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SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Texas

COUNTY OF Harris

RE: 709 Sunnyvale Court
Antioch, Tennessee 37013
Debtor(s): Barry F. Greene and Dana E. Greene

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

1. I am an officer of Litton Loan Servicing LP, servicing agent for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1 and held the position of Assistant Secretary with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated October 21, 2004, recorded November 8, 2004, as Instrument No. 20041108-0134071 in the real property records of Davidson County, Tennessee, executed by Barry F. Greene and Dana E. Greene in favor of Wilmington Finance, a division of AIG Federal Savings Bank to secure the payment of a deed of trust note to Wilmington Finance, a division of AIG Federal Savings Bank.

3. Litton Loan Servicing LP, servicing agent for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were 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.

5. 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 17 day of February, 2009.

Affiant
Denise Bailey
Assistant Secretary

Title

Litton Loan Servicing LP
Attorney In Fact

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Denise Bailey, 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 the vice president (or other such officer authorized to execute the instrument) of Litton Loan Servicing LP, servicing agent for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as trustee - SURF 2005-BC1, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Houston, Tx this 17 day of February, 2009.

Monica Hardaway
Notary Public

My Commission Expires: 3/19/2011

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220

MONICA HARDAWAY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/19/2011