RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary F. Porter and Jimmy O. Porter

GRANTEE(s)
Aubrey Hiam

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 10:22 4 pgs
Fees:23.00 Taxes:151.31
20090306-0020159

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 31, 2005 and recorded November 21, 2005, as Instrument No. 20051121-0140274 in the Register's Office of Davidson County, Tennessee, Mary F. Porter and Jimmy O. Porter conveyed to Lighthouse Title & Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for First federal Bank and First Federal Bank'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 February 17, 2009 as Instrument No. 20090217-0013106 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 March 4, 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 Aubrey Hiam, at and for the sum of $40,894.00, 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 Aubrey Hiam 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 Aubrey Hiam, 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 Lot Number 2 of the resubdivision of part of Lots 15 and 16 on the plan of Madison Park subdivision of record in book 6200, page 562 Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof. Being the same property conveyed to Mary F. Porter by Warranty Deed from Susan B. Christian dated October 31, 2005 and filed for record instrument Number 20051121-0140273, Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 752 Walnut Street, Madison, Tennessee 37115.
>
> Tax Parcel No.: 052010197.00

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 Aubrey Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 5 day of Mar 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 5 day of Mar, 09.

Notary Public

My Commission Expires:

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 $$40,894.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey Hiam

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes thereincontained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 40,894.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 6 DAY OF Mar. 20 09

Deputy Register

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 October 31, 2005, recorded November 21, 2005, as Instrument No. 20051121-0140274 in the Register's Office of Davidson County, Tennessee, executed by Mary F. Porter and Jimmy O. Porter in favor of Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for First federal Bank and First Federal Bank's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for First federal Bank and First Federal Bank's successors and assigns.

2. U.S. Bank National Association as Trustee for RASC 2005KS12 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 5 day of Mar, 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 5 day of Mar, 19.

Notary Public

My Commission Expires:

DServiceMembersAffidavitTN_jdean_090304_1157