RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tonya Fox and T. Michael Gorham

GRANTEE(s)
US Bank National Association as Trustee

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: 03/09/09 15:58 4 pgs
Fees:23.00 Taxes:370.00
20090309-0021259

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 15, 2006 and recorded June 23, 2006, as Instrument No. 20060623-0074883 in the Register's Office of Davidson County, Tennessee, Tonya Fox and T. Michael Gorham conveyed to Mid-South Title Corporation, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 5, 2009 as Instrument No. 20090205-0010185 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 US Bank National Association as Trustee, at and for the sum of $100,000.00, 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 US Bank National Association as Trustee 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 US Bank National Association as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> All that certain parcel of land in the County of Davidson and State of Tennessee being known as Lots 89, 90, 91 and 92 inclusive in Block C on the unrecorded Plan of Marthonna Subdivision beginning at a point 300 feet north of the northwest corner of intersection of Esell Road South and Marthonna Road; thence with the westerly margin of said Marthonna Road, North 2 deg. 58 min. East 100 feet to a point; thence North 86 deg. 02 min. West 275 feet to a point; thence South 2 deg. 58 min. West 100 feet to a point; thence South 86 deg. 02 min. East 275 feet to the point of beginning. Being the same property as conveyed from Arnold M. Weiss, Substitute Trustee to Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital 1 Inc. Trust 2002-NC4, its successors and assigns as described in Deed Instrument 20060310-0028153 Recorded 3/10/2006, Davidson County Records.
>
> Commonly known as: 236 West Marthona Road, Madison, Tennessee 37115.
>
> Tax Parcel No.: 042 15 0 020.00

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 US Bank National

Association as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of Feb., 2009.

Matthew Smith, 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, Matthew Smith, 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 19 day of Feb, 09.

Notary Public

My Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Smith
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, Matthew Smith, 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 19 day of Feb, 09.

Notary Public

My Commission Expires:

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association as Trustee
3476 Stateview Blvd.
Ft. Mill, SC 29715

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF South Carolina

COUNTY OF York

RE: 236 West Marthona Road
Madison, Tennessee 37115
Debtor(s): Tonya Fox and T. Michael Gorham

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

1. I am an employee of US Bank National Association as Trustee 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 June 15, 2006, recorded June 23, 2006, as Instrument No. 20060623-0074883 in the real property records of Davidson County, Tennessee, executed by Tonya Fox and T. Michael Gorham in favor of Mortgage Electronic Registration Systems, Inc., solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'s successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'s successors and assigns.

3. US Bank National Association as Trustee 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 ____22___ day of ___January__, 2009.

Karan Abernethy
Assistant Secretary

Title

ACKNOWLEDGMENT

STATE OF ____South Carolina___

COUNTY OF ____York_

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____Karan Abernethy____, 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 president (or other such officer authorized to execute the instrument) of US Bank National Association as Trustee, 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 _____ this ___22__ day of __January____, 2009.

Notary Public

My Commission Expires: _____

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

OFFICIAL SEAL
Notary Public
State of South Carolina
WENDY ALBERTSON AL-HAMMADI
My Commission Expires March 10, 2018

Loan No. xxxxxx8233
DSoldierSailorAffidavit_mburks_090117_932