BILL GARRETT, Davidson County
Trans:T20090020450 DEEDTRS
Recvd: 03/27/09 15:40 6 pgs
Fees:32.00 Taxes:0.00
20090327-0027890

This Instrument Prepared and Return to:
William A. Lewis, Esquire
Baker, Donelson, Bearman, Caldwell and Berkowitz
211 Commerce Street, Suite 1000
Nashville, TN 37201

MAXIMUM PRINCIPAL INDEBTEDNESS SECURED HEREBY FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00. TAX PAID AT DAVIDSON COUNTY AT INSTRUMENT NO. 20060918-0115529 AS IT APPEARS OF RECORD IN SAID REGISTER'S OFFICE.

RESCISSION OF TRUSTEE'S DEED AND REAFFIRMATION OF DEED OF TRUST

WHEREAS, Wells Fargo Home Mortgage, Inc. ("Lender") made a loan which was evidenced by a certain promissory note secured by a Deed of Trust executed by Michelle M. Tate, a single person, ("Borrower") to Arnold Weiss, as Trustee ("Trustee") for Wells Fargo Home Mortgage, Inc. dated September 8, 2006, and recorded September 18, 2006, as Instrument No. 20060918-0115529 in the Register's Office of Davidson County, Tennessee ("Deed of Trust"); and

WHEREAS, the above mentioned Deed of Trust encumbered the following described property:

> A certain Condominium Unit in Davidson Count, Tennessee, described as follows: Unit 404, in a Horizontal Property Regime as shown on the condominium site plan of Four Seasons, as of record in Book 6841, page 349, Register's Office, Davidson County, Tennessee.
>
> PROPERTY ADDRESS: 404 Summit Ridge Place, Nashville, Tennessee 37215

WHEREAS, on November 13, 2007, Lender appointed Aaron Squyres as Successor Trustee and Matthew Smith as Co-trustee ("Successor Trustees"), any one of whom was empowered to serve with all the title, powers, and duties of the original Trustee named in the Deed of Trust. Said Appointment of Successor Trustees was recorded as Instrument No. 20071113-0132693 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, a foreclosure sale was conducted and a Trustee's Deed was recorded as Instrument No. 20081027-0107135 on October 27, 2008 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Lender assigned its interest in said property to the Eric Sox ("Assignee") as affirmed in the Trustee's Deed; and

WHEREAS, Assignee conveyed his interest in said property to Allison Hines ("Substitute Assignee") via quit claim deed ("Quit Claim Deed"). Said Quit Claim Deed was recorded as Instrument No. 20081027-0107136

WHEREAS, Lender, Successor Trustees, Assignee, Substitute Assignee and Borrower acknowledge that the foreclosure sale should be rescinded and the records should be corrected, in particular, that the Trustee's Deed recorded as Instrument No. 20081027-0107135 should be rescinded and the Deed of Trust reaffirmed since the Lender, Successor Trustee, Assignee, Substitute Assignee and Borrower acknowledge that the foreclosure sale was null and void, and that the indebtedness which the Deed of Trust secures shall now be reinstated to its original indebtedness as if the aforementioned foreclosure sale had not been held; and

WHEREAS, Borrower has, and will continue to have, equitable title and fee simple title to the property commonly known as 404 Summit Ridge Place, Nashville, Tennessee 37215, and Lender and Borrower confirm that the aforesaid security instrument remains due and payable.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to correct the foreclosure and subsequent recording of the Trustee's Deed, the Lender, Successor Trustees, Assignee and Substitute Assignee hereby transfer and convey the full legal title to the above referenced property to have and to hold in accordance therewith to Borrower; the undersigned Lender, Successor Trustees, Assignee,

Substitute Assignee and Borrower hereby agree and acknowledge that the Trustee's Deed of record as Instrument No. 20081027-0107135 in the Register's Office of Davidson County, Tennessee, is hereby rescinded and that it was and is null and void, and further that the Deed of Trust of record as Instrument No. 20060918-0115529 is reinstated and in full force as though the foreclosure sale was not held.

IN WITNESS WHEREOF, the Lender, Successor Trustees, Assignee, Substitute Assignee and Borrower hereto have caused this Rescission of Trustee's Deed and Reaffirmation of the Deed of Trust to be executed on this 20th day of March, 2009.

Successor Trustees:

By: _____

Matthew R. Smith, Co-Trustee
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Lender: Wells Fargo Bank, N.A.

By: _____

Title: OFFICER

Substitute Assignee: Allison Hines

_____

Borrower:

_____

Michelle M. Tate

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 25th day of March, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew R. Smith, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Co-Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Shellie R Chambers
Notary Public

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

My Commission Expires: _____

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IOWA
COUNTY OF POLK

On this 5th day of March, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES D. CROWELL with whom I am personally acquainted, who upon oath, acknowledged himself/herself to be the OFFICER of Wells Fargo Home Mortgage, a division of Wells Fargo Bank N.A. (formerly known as Wells Fargo Home Mortgage Inc.) and that she/he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such officer.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Barbara C. Lofdahl
Notary Public

My Commission Expires:_____

BARBARA C. LOFDAHL
COMMISSION NO. 704494
MY COMMISSION EXPIRES
AUGUST 9, 2009

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of ~~February~~ MARCH, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Allison Hines, with whom I am personally acquainted, who upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purposes therein.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Ryan Hunter Alsup
Notary Public

My Commission Expires 01/09/2012

My Commission Expires:_____

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of March, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michelle M. Tate, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Borrower.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Sandra J. Chadwell
Notary Public

My Commission Expires: _____

SANDRA J. CHADWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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My Commission Expires MAR. 10, 2012

Property Address: 404 Summit Ridge Place
Nashville, Tennessee 37215

Owner and Mail Tax Notice to: Michelle M. Tate
404 Summit Ridge Place
Nashville, Tennessee 37201

Tax Parcel NO: 131050B40400C0