RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Virginia L. Whitmore

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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

BILL GARRETT, Davidson County
Trans:T20090022084 DEEDTRS
Recvd: 04/03/09 08:56 6 pgs
Fees:32.00 Taxes:0.00
20090403-0030105

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 3, 2008 and recorded April 25, 2008, as Instrument No. 20080425-0042239 in the Register's Office of Davidson County, Tennessee, Virginia L. Whitmore conveyed to Landsel Title Agency Inc., as Trustee for Mortageg Electronic Registration Systems, Inc., as nominee for American 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 12, 2009 as Instrument No. 20090112-0002544 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 11, 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 Wells Fargo Bank, NA, at and for the sum of $284,367.04, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; 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 Wells Fargo Bank, NA 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 Secretary of Housing and Urban Development, his/her successors and/or 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: Land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being a part of the Moran Tract of Land, described a s follows: Beginning at a point in the center of Franklin Limestone Road, said point being the northeast corner of a 15 Acre tract sold to Parrish; thence S 1 degrees East along the Westerly fence line of said Parrish 15 acre tract 1184.2 feet, more or less, to a stake in Old Fence Row (Parrish south-west Corner): thence S 69 degrees 05 feet west and along old fence row 430 feet more or less, to a stake in said fence row; thence N 1 Degrees west 1010 feet, more or less, to a point in the center of Franklin Limestone Road, thence N 81 degrees 30 minutes East along the Center of said road 390 feet, more or less, to the point of Beginning and containing 10 acres, more or less.

Including in the above description but expressly excluded from this conveyance is the property conveyed to Charles T. Young and wife, Ruth Young by deed of record in book 4404, Page 505, said register's office by Herman T. Crittenden and wife, Myrtle Crittenden described as follows: A tract of land in the 2nd formerly the 5th Civil District of Davison County, Tennessee, being part of the Moran tract of land, described according to a survey by Howard W. Anderson, Engineer, dated January 14, 1970, as follows: beginning at a spike in the center of Franklin Limestone Road, said

point being the Northeast corner of the Charles Young property and the Northwest corner of the property conveyed to Herman T. Crittenden and wife, by deed of record in book 1006, page 80, Register's office for said county; thence N 83 degrees 37 minutes east and along the center of said road 125 feet to a spike, thence S 1 Degrees 00 minutes east and with the boundary of the Herman T. Crittienden property 1075.26 feet to an iron pin in an existing fence line; thence N 73 degrees 04 minutes west and with the fence line mentioned 130 feet to an iron pin. Thence N 1 degrees 00 minutes west and with a fence which forms the easterly line of Charles Young property 1023.26 ft to the point of beginning.

Being the same property conveyed to Virginia L Whitmore and William S Whitmore by deed of Herman T. Crittenden and Myrtle Crittenden dated March 9, 1978 and filed May 16, 1978 in Book 5285 Page 998 of Davidson County, Tennessee.

Commonly known as 248 Franklin Limestone Road Nashville, TN 37217

Commonly known as: 248 Franklin Limestone Road, Nashville, Tennessee 37217.

Tax Parcel No.: 13500038900

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13th day of F.S., 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 13 day of February 2009.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

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 $284,367.04, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

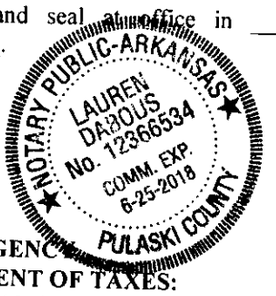
Matthew Smith, Co-Trustee

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 who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 13 day of Feruary 2018.



Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3854939

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Co-Trustee with a certain deed of trust, dated April 3, 2008, recorded April 25, 2008, as Instrument No. 20080425-0042239 in the Register's Office of Davidson County, Tennessee, executed by Virginia L. Whitmore in favor of Mortageg Electronic Registration Systems, Inc., as nominee for American Bank to secure the payment of a deed of trust note to Mortageg Electronic Registration Systems, Inc., as nominee for American Bank.

2. Wells Fargo Bank, NA 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 13th day of Feb, 2009.

Matthew Smith
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, 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 13 day of February, 2009.



Lauren Dabous
Notary Public

My Commission Expires: 6.25.2018

FHA No. 483-3854939
DServiceMembersAffidavitTN_mokere_090211_1438

Department of Defense Manpower Data Center DEC-11-2008 13:56:27

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
WHITMORE	VIRGINIA	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		