RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dennis O. Champagne

GRANTEE(s)
Federal National Mortgage Association

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:T20090029320 DEEDTRS
Recvd: 05/04/09 14:15 6 pgs
Fees:32.00 Taxes:0.00
20090504-0040543

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 26, 2006 and recorded May 4, 2006, as Instrument No. 20060504-0052217 in the Register's Office of Davidson County, Tennessee, Dennis O. Champagne conveyed to Steven G. Waters, as Trustee for GMAC Mortgage Corporation, 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 by instrument of record recorded on April 6, 2009 as Instrument No. 20090406-0031437 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; announcing the scheduled sale date of March 25,2009; and on said date the sale was announced to be postponed to April 22, 2009; and

WHEREAS, pursuant to said advertisement and notice, on April 22, 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 GMAC Mortgage, LLC, at and for the sum of $348,153.49, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage, LLC has assigned its interest in said property to the Federal National Mortgage Association, its successors and 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 GMAC Mortgage, LLC 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 25, 1999, and known as job No. 990011, as follows:
>
> Beginning at an iron pin set in the center of a drain in the southerly margin of Old Hickory Boulevard, said pin being the Northeast corner of the herein described tract and the Northwest corner of the C. R. Jones property of record in Book 2153, Page 356, R.O.D.C., TN.; thence leaving the margin of said road with Jones' westerly line S 20 degrees 12 minutes 40 seconds W 248. 08 feet to an 8 inches to Ash Tree; thence S 71 degrees 23 minutes 15 seconds W 407.00 to a 28 inches Box Elder; thence S 61 degrees 09 minutes 49 seconds W. 343.48 feet to a 30 inches Maple; thence S 51 degrees 19 minutes 09 seconds W 540.00 feet to an iron pin set; thence S 11 degrees 43 minutes 52 seconds E 1023.00 feet to an existing iron pin at the Northeast corner of the Samuel Ingram property of record in Book 4478, Page 424, R.O.D.C., TN.; thence with Ingram;s northerly line S 86 degrees 41 minutes 19 seconds W 1033.05 feet to an iron pin set in the northerly line of the Robert Bobel property of record in Book 6831, Page 931, R.O.D.C., TN.; thence with Bobel's line the following calls:
> N 63 degrees 00 minutes 00 seconds W 144.37 feet to an iron pin set; thence N 00 degrees 00 minutes 00 seconds E 148.50 feet to an iron pin set; thence N 60 degrees 00 minutes 00 seconds

record in Book 5858, Page 280, R.O.D.C., TN.; thence with Hazlewood's line the following calls: N 02 degrees 41 minutes 13 seconds E 265.71feet to an old tree stump; thence N 07 degrees 40 minutes 12 seconds W 595.91 feet to a 14 inches Hickory; thence N 72 degrees 13 minutes 41 seconds W 426.68 feet to an iron pin set; thence N 28 degrees 00 minutes 00 seconds E 363.00 feet to an iron pin set; thence N 08 degrees 00 minutes 00 seconds W 280.50 feet to an iron pin set; thence N 49 degrees 25 minutes 13 seconds W 181.85 feet to an iron pin set, a corner to the Aldis B Gordon property of record in Book 2929, Page 459, R.O.D.C., TN.; thence with the southerly line of Aldis the following calls:
S 75 degrees 51 minutes 02 seconds E 158.40 feet to an iron pin set; thence N 57 degrees 35 minutes 58 seconds E 219.54 to a 20 inches Hickory; thence N 89 degrees 13 minutes 10 seconds E 197.31 feet to twin 6 inches Maples; thence S 71 degrees 21 minutes 54 seconds E 181.32 feet to a 14 inches Cedar; thence S 35 degrees 04 minutes 01 seconds E 339.16 feet to an 8 inches Elm; thence S 42 degrees 04 minutes 38 seconds E 143.97 feet to a 10 inches Maple; thence S 71 degrees 20 minutes 20 seconds E 130.93 feet to a rock pile by a Hickory Tree; thence N 60 degrees 33 minutes 41 seconds E 486.57 to an iron pin set; thence N 80 degrees 04 minutes 15 seconds E 430.66 feet to a 14 inches hickory; thence N 77 degrees 46 minutes 07 seconds E 300.28 feet to an iron pin set; thence N 03 degrees 07 minutes 54 seconds W 153.12 feet to a iron pin set; thence with the center of a spring branch S 65 degrees 46 minutes 33 seconds E 437.83 feet to an iron pin set in the southerly margin of Old Hickory Boulevard, 25 feet from the centerline; thence with said road S 63 degrees 47 minutes 16 seconds E 79.19 feet to the point of beginning, containing 69.08 acres, more or less.

Being the same property conveyed to Dennis O. Champagne, an unmarried man by Warranty Deed recorded May 4, 2006 , as Instrument No. 20060504-0052216, Register's Office for Davidson County, Tennessee.

Commonly known as: 6956 Old Hickory Boulevard, Whites Creek, Tennessee 37189-9001.

Tax Parcel No.: 039 00 0 120.00

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 the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22 day of April, 09.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of April, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

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 $348,153.49, 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.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath forthe purposes therein contained.

Witness my hand and seal at office in AR this 22 day of April, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Successor Trustee with a certain deed of trust, dated April 26, 2006, recorded May 4, 2006, as Instrument No. 20060504-0052217 in the Register's Office of Davidson County, Tennessee, executed by Dennis O. Champagne in favor of GMAC Mortgage Corporation to secure the payment of a deed of trust note to GMAC Mortgage Corporation.

2. GMAC Mortgage, LLC 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 22 day of April, 09.

Shellie Wallace
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, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of April, 09.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

DServiceMembersAffidavitTN_jdean_090422_1518

Department of Defense Manpower Data Center FEB-06-2009 06:35:49

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the 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 Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. §§ 501 et seq] (SCRA) (formerly the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's active duty status by contacting that person's Military Service via the "defenselink.mil" URL provided below. If you have evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the SCRA may be invoked against you.

If you obtain further information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects current active duty status only. For historical information, please contact the Military Service SCRA points-of-contact.

See: http://www.defenselink.mil/faq/pis/PC09SLDR.html

WARNING: This certificate was provided based on a name and Social Security number (SSN) provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.

*Report ID:**QBERFVOJK***