RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michole Brown Phillips and Choya Phillips

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:T20090034114 DEEDTRS
Recvd: 05/22/09 13:39 4 pgs
Fees:22.00 Taxes:0.00
20090522-0047518

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 16, 2006 and recorded March 20, 2006, as Instrument No. 20060320-0031736 in the Register's Office of Davidson County, Tennessee, Michole Brown Phillips and Choya Phillips conveyed to Tonya Esquibel of Williamson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC 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 **AARON L. SQUYRES** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on December 26, 2007 as Instrument No. 20071226-0147485 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 Wells Fargo Bank, NA, at and for the sum of $138,663.66, 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 inDavidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot 44 on the plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michole Brown Phillips and husband, Choya Phillips by deed from Centex Homes a Nevada General Partnership recorded of record in Instrument No. 20060320-0031735 Register's Office for Davidson County, Tennessee.

Parcel number: 7300C0

Commonly known as: 3026 Ewingdale Drive, Nashville, Tennessee 37207.

Tax Parcel No.: 059040A07300CO

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 19th day of February, 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 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 $138,663.66, 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 19 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

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. 483-3631805

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF ____South Carolina_____

COUNTY OF ____York_____

RE: 3026 Ewingdale Drive
Nashville, Tennessee 37207
Debtor(s): Michole Brown Phillips and Choya Phillips

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

1. I am an employee of Wells Fargo Bank, NA and held the position of _____Vice President Loan Documentation_____ 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 March 16, 2006, recorded March 20, 2006, as Instrument No. 20060320-0031736 in the real property records of Davidson County, Tennessee, executed by Michole Brown Phillips and Choya Phillips in favor of Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC Successors and Assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC Successors and Assigns.

3. Wells Fargo Bank, NA 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 ___26__ day of __January_____, __2009_____.

Affiant: Kevin Marks

Vice President Loan Documentation_
Title:

ACKNOWLEDGMENT

STATE OF _____South Carolina_____

COUNTY OF ___York_____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____Kevin Marks_____, 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 Wells Fargo Bank, NA, 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 South Carolina this _26_____ day of __January_____, ___2009___.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
Notary Public
State of South Carolina
KELLY A. RUFF
My Commission Expires March 10, 2018

RETURN TO:

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