RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ralph Duranleau and Charon Duranleau

GRANTEE(s)
The Secretary of Veterans Affairs,
an Officer of the United States of America,
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:T20090034988 DEEDTRS
Recvd: 05/28/09 09:03 4 pgs
Fees:22.00 Taxes:0.00
20090528-0048780

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 25, 2008 and recorded February 26, 2008, as Instrument No. 20080226-0018852 in the Register's Office of Davidson County, Tennessee, Ralph Duranleau and Charon Duranleau conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, N.A., 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 April 3, 2009 as Instrument No. 20090403-0030231 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 April 15, 2009; and on said date the sale was announced to be postponed to May 13, 2009.

WHEREAS, pursuant to said advertisement and notice, on May 13, 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 $180,667.00, 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 Veterans Affairs, an Officer of the United States of America, 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 Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The land referred to herein is situated in the State of Tennessee, County of Davidson described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat of Hamilton Chase, **Section One of Record in Instrument No. 20051025-0128977, and by Surveyors Certificate of** Correction of Record in Instrument No. 20051031-0131297 and further by Surveyors Certificate of Correction of record in Instrument No. 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Source of title: Instrument Number 20070314-0031313 (recorded 03/14/2007)

Being the same property conveyed to Ralph Duranleau and Charon Duranleau by Warranty Deed recorded March 14, 2007 , as Instrument No. 200703140031313, Register's Office for Davidson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

County, Tennessee.

Commonly known as: 532 Aerie Landing, Antioch, Tennessee 37013.

Tax Parcel No.: 164080C00800CO

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 Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 13th day of May, 2008.

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 13 day of May, 09.

Melissa J. Reeves
Notary Public

My Commission Expires: [illegible]

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 $180,667.00, 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.**

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 he or she executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 13 day of May, 09.

Melissa J. Reeves
Notary Public

My Commission Expires: [illegible]

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203
VA No. 202060546792

W&A No. 717-158673

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 January 25, 2008, recorded February 26, 2008, as Instrument No. 20080226-0018832 in the Register's Office of Davidson County, Tennessee, executed by Ralph Duranleau and Charon Duranleau in favor of Wells Fargo Bank, N.A. to secure the payment of a deed of trust note to Wells Fargo Bank, N.A..

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 May, 2015.

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 13 day of May, 09.

Notary Public

My Commission Expires:

VA No. 202060546792
DServiceMembersAffidavitTN_mokere_090513_1450

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

717-158673