RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lakesha D. Watson

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: T20090035907 DEEDTRS
Recvd: 06/01/09 13:53 5 pgs
Fees: 27.00 Taxes: 0.00
20090601-0050156

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 20, 2004 and recorded December 28, 2004, as Instrument No. 20041228-0153066 in the Register's Office of Davidson County, Tennessee, Lakesha D. Watson conveyed to Gregg Murphy, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage's 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 **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 20, 2009 as Instrument No. 20090120-0004975 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 N.A., at and for the sum of $98,216.50, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank N.A. 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 N.A. 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 No. 444, Parkwood Estates, Section Three, of record in Plat 3300, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete legal description. Being the same property conveyed to Lakesha Watson by deed from Eva Christine Meyers nka McGovern of record in Instrument No. 20041228-0153055, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictive conve ıants and conditions, and other matters of record including all items set out on any applicable pl ıt of record.

Commonly know ı as: 204 Starlight Drive, Nashville, Tennessee 37207.

Tax Parcel No.: 050 15 0 195.00

TO HAVE AN ı TO HOLD the said real property above described, together with the privileges and appurtenances and heredi ıments thereunto belonging or in any way appertaining unto The Secretary of Housing and Urban Development, his/l ɛr successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of Feb., 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 DAGOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dagous
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 $98,216.50, 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 DAGOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dagous
Notary Public

My Commission Expires: 6-25-2018

PROPERTY OWNER OR AGENCY 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. 483-3518577

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 December 20, 2004, recorded December 28, 2004, as Instrument No. 20041228-0153066 in the Register's Office of Davidson County, Tennessee, executed by Lakesha D. Watson in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage's successors and assigns.

2. Wells Fargo Bank N.A. 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 19th day of December, 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 19 day of February, 2009.



Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

FHA No. 483-3518577
DServiceMembersAffidavitTN_mokere_090218_1515

Department of Defense Manpower Data Center DEC-12-2008 13:07:52

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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