RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carrie Coleman

GRANTEE(s)
Linda H. Vaughn

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:T20090042514 DEEDTRS
Recvd: 06/25/09 10:52 4 pgs
Fees:23.00 Taxes:436.60
20090625-0059103

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 26, 2006 and recorded May 8, 2006, as Instrument No. 20060508-0053152 in the Register's Office of Davidson County, Tennessee, Carrie Coleman conveyed to Industry Partners Title LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Decision One Mortgage Company LLC and Decision One Mortgage Company, LLC'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 by instrument of record recorded on March 6, 2009 as Instrument No. 20090306-0020112 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 May 27, 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 Linda H. Vaughn, at and for the sum of $79,901.00, that being the highest and best bid offered; 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 Linda H. Vaughn 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 said Linda H. Vaughn, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The following described real estate, situated and being located in Davidson County, Tennessee: Being Lot No. 8 on the map of Porter Heights, Part Four, as of record in Book 1424, page 103 and the southerly 67.35 feet of the southerly 380.2 feet of the easterly 125 feet of Lot No. 64 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the west margin of Harwood Drive at the corner of Lots Nos. 7 and 8; thence with the lines between said lots, westerly 325 feet to a point; thence southerly 67.35 feet to north margin of McKennel Drive; thence with the margin of the same; easterly 304.81 feet to the beginning of a curve; thence around said curve northeasterly 31.59 feet to the west margin of Harwood Drive; thence with the margin of the same, north 48.85 feet to the beginning.
>
> Being the same property conveyed to Carrie Coleman by Warranty Deed recorded November 29, 2004, as Instrument No. 20041129-0141218, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1400 Harwood Drive, Nashville, Tennessee 37206.
>
> Tax Parcel No.: 08304000300

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 Linda H. Vaughn, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 29 day of May, 2009.

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 29 day of May, 2009.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

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 $~~$79,901.00~~ * which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* 118,000.00

Linda H. Vaughn
Linda H. Vaughn

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Linda H. Vaughn, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville this 24th day of June, 2009.

Melissa D. Rogers
Notary Public

My Commission Expires: 4/23/2013

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Linda H. Vaughn
1129 Douglass Place
Gallatin, TN 37066

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

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 8, 2006, as Instrument No. 20060508-0053152 in the Register's Office of Davidson County, Tennessee, executed by Carrie Coleman in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Decision One Mortgage Company LLC and Decision One Mortgage Company, LLC'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 Decision One Mortgage Company LLC and Decision One Mortgage Company, LLC's successors and assigns.

2. CitiMortgage, Inc. 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 29 day of May, 2009.

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 29 day of May, 2009.

Lena M. Drennan

Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

DServiceMembersAffidavitTN_jdean_090527_1648