RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
David Carnell Jackson

GRANTEE(s)
James Roberts

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:T20090051440 DEEDTRS
Recvd: 07/30/09 10:37 5 pgs
Fees:28.00 Taxes:174.46
20090730-0071310

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 12, 2007 and recorded June 20, 2007, as Instrument No. 20070620-0073906 in the Register's Office of Davidson County, Tennessee, David Carnell Jackson conveyed to First American Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc. as a separate corporation acting solely as nominee for CitiMortgage, Inc. and CitiMortgage, Inc.'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 November 26, 2008 as Instrument No. 20081126-0115906 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; said advertisement began on June 29, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on July 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 James Roberts, at and for the sum of $47,150.00, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot 2 of the resubdivision of Lot 166, on the Plan of Treppard Heights section 1 of record in Book 6050, Page 263, of the Register's Office for the said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David Carnell Jackson by Quitclaim deed recorded February 4, 2000 , as Instrument No. 200002040011979, Register's Office for Davidson County, Tennessee.

Commonly known as: 3000 Hummingbird Drive, Nashville, Tennessee 37218.

Tax Parcel No.: 059 10 0 284.00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 22 day of July, 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 July, 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 $$47,150.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAX
James Roberts
201 Thompson Lane #200
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 47,150.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 20 09
Deputy Register

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 June 12, 2007, recorded June 20, 2007, as Instrument No. 20070620-0073906 in the Register's Office of Davidson County, Tennessee, executed by David Carnell Jackson in favor of Mortgage Electronic Registration Systems, Inc. as a separate corporation acting solely as nominee for CitiMortgage, Inc. and CitiMortgage, Inc.'s successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. as a separate corporation acting solely as nominee for CitiMortgage, Inc. and CitiMortgage, Inc.'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 22 day of JUN 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.

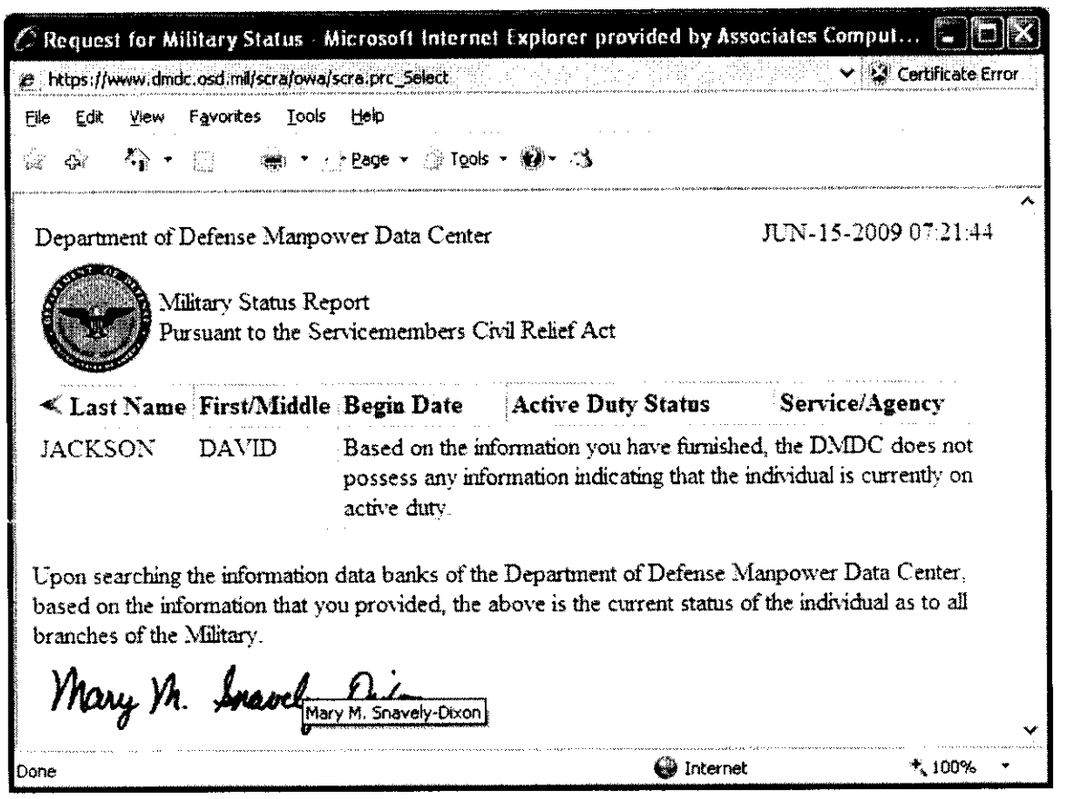
Witness my hand and seal at office in Little Rock, Arkansas this 22 day of July, 09.

Notary Public

My Commission Expires: _____

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

DServiceMembersAffidavitTN_jdean_090722_1214


Request for Military Status - Microsoft Internet Explorer provided by Associates Comput...
https://www.dmdc.osd.mil/scra/owa/scra.prc_Select
Certificate Error
File Edit View Favorites Tools Help
Page Tools
Department of Defense Manpower Data Center
JUN-15-2009 07:21:44
Military Status Report
Pursuant to the Servicemembers Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Service/Agency
JACKSON
DAVID
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
Done
Internet
100%