RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Anthony Squiabro and Reba Julie Squiabro

GRANTEE(s)
Robin Wheeler and Linda 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

Davidson County DEEDTRS
Recvd: 08/25/09 13:26 5 pgs
Fees:28.00 Taxes:353.35
20090825-0080004

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 20, 2005 and recorded August 9, 2005, as Instrument No. 20050809-0094410 in the Register's Office of Davidson County, Tennessee, Anthony Squiabro and Reba J. Squiabro conveyed to Heritage Title Services, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation'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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on July 29, 2009 as Instrument No. 20090729-0070747 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 July 16, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 12, 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 Robin Wheeler and Linda Vaughn, at and for the sum of $95,500.00, 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 Robin Wheeler and Linda 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 Robin Wheeler and Linda Vaughn, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 114 on the Plan of Pleasant Hill Addition, of record in Book 3300, page 7, Register's Office for Davidson County, Tennessee. Said Lot Number 114 fronts 180.0 feet on the southeasterly margin of Green Acres Drive and extends back 233.4 feet on the northeasterly line and 233.1 feet on the southwesterly line to an interstate highway in the rear, measuring 156.0 feet thereon. Being the same property conveyed to Anthony Squiabro and wife, Reba J. Squiabro, by Special Warranty Deed from Bank One, National Association as Trustee for Structured Asset Securities Corporation, of record in Instrument Number 20050809-0094409, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Anthony Squiabro and Reba Julie Squiabro by Special Warranty Deed recorded August 9, 2005 , as Instrument No. 20050809-0094409, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 309 Green Acres Drive, Goodlettsville, Tennessee 37072.
>
> Tax Parcel No.: 033 15 007.00

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 Robin Wheeler and Linda Vaughn, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of Aug, 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 12 day of Aug, 2009.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 $$95,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Wheeler

Linda Vaughn

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robin Wheeler + Linda 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 Goodlettsville TN this 20th day of August, 2009.

DOLORES A. MUBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robin Wheeler and Linda Vaughn
136 S Birchwood Dr.
Hendersonville, TN 37075

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 July 20, 2005, recorded August 9, 2005, as Instrument No. 20050809-0094410 in the Register's Office of Davidson County, Tennessee, executed by Anthony Squiabro and Reba J. Squiabro in favor of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns.

2. U.S. Bank National Association as Trustee for RAMP 2005EFC4 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 12 day of Aug, 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 12 day of Aug, 2009.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

DServiceMembersAffidavitTN_chood_090812_1442

Certificate of Authenticity

I Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a notary public for this county and state Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MY COMMISSION EXPIRES March 14, 2010

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY