RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Richard O. Hodges, a single man

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:T20090063140 DEEDTRS
Recvd: 09/15/09 13:07 5 pgs
Fees:28.00 Taxes:246.05
20090915-0086172

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2004 and recorded May 4, 2004, as Instrument No. 20040504-0050707 in the Register's Office of Davidson County, Tennessee, Richard O. Hodges conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, LLC, 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 August 6, 2009 as Instrument No. 20090806-0074024 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 August 6, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 2, 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 $46,260.10, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit: Being Lot Number 320 on the plan of Bellshire Estates Section "A" of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee. Said Lot Number 320 fronts 154 feet on the easterly side of Sussex Drive and runs back 274.8 feet on the southerly line and 237.4 feet on the northerly line, to a dead line in the rear on which it measures 160 feet. Being the same property conveyed to Richard O. Hodges, a single man, by Deed from Judith A Pitt and husband, Ronald E Pitt, dated 05/27/1997, of record in Book 10473, Page 274, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard O. Hodges, a single man by Warranty Deed recorded June 2, 1997 , at Book 10473, Page 274, Register's Office for Davidson County, Tennessee.

Commonly known as: 3917 Sussex & 3919 Sussex, NASHVILLE, Tennessee 37207.

Tax Parcel No.: 041 11 046.00

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 Successor Trustee has hereunto set his or her hand and seal this 4 day of Sept, 09.

Shellie Wallace
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 4 day of Sept, 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 $$46,260.10, 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 _____

COUNTY OF _____

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 TAXES:
James Roberts
201 Thompson Lane
Suite 200
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $66500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Sept 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 April 28, 2004, recorded May 4, 2004, as Instrument No. 20040504-0050707 in the Register's Office of Davidson County, Tennessee, executed by Richard O. Hodges in favor of Argent Mortgage Company, LLC to secure the payment of a deed of trust note to Argent Mortgage Company, LLC.

2. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Loan Acquisition Trust , Mortgage Loan Asset-Backed Certificates, Series 2004-AQ1 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 4 day of Sept, 09.

Shellie Wallace

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 4 day of Sept, 09.

Notary Public

My Commission Expires: _____

DServiceMembersAffidavitTN_bboone_090902_1320

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

Department of Defense Manpower Data Center SEP-02-2009 07:33:07

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
HODGES	RICHARD	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

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593