RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Antoine D. Johnson and Jennifer H. Johnson, husband and wife

GRANTEE(s)
Driven Investments, LLC

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:T20090068462 DEEDTRS
Recvd: 10/07/09 09:55 6 pgs
Fees:33.00 Taxes:111.00
20091007-0093316

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 27, 1998 and recorded December 1, 1998, at Book 11225, Page 996 in the Register's Office of Davidson County, Tennessee, Antoine D. Johnson Jennifer H. Johnson and LaWanda Johnson conveyed to K. D. Boles, as Trustee for Associates Financial Services of America, Inc., 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 **SHELLIE WALLACE** as Co-Trustee by instrument of record recorded on September 14, 2009 as Instrument No. 20090914-0085369 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 September 7, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 30, 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 Driven Investments, LLC, at and for the sum of $20,172.00, 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 Driven Investments, LLC 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 Driven Investments, LLC, 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 part of Lots Nos. 262 and 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands, as of record in Book 38, Page 421, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, dated September 5, 1944, as follows:

Beginning at a point on the east margin of 21st Avenue North 16.3 feet South of the common corner of Lots Nos. 262 and 263; thence easterly 119.6 feet to a point; thence northerly 37.5 feet to a point; thence westerly 119 feet to a point in the easterly margin of 21st Avenue North at a point 25.7 feet south of the common corner of Lots 263 and 264; thence southerly along the easterly margin of 21st Avenue North 40.6 feet to the point of beginning.

Being the same property conveyed to Antoine D. Johnson and Jennifer H. Johnson, husband and wife by Quitclaim deed recorded February 7, 2000 , as Instrument No. 200002070012567, Register's Office for Davidson County, Tennessee.

Commonly known as: 1736 21st N Avenue, Nashville, Tennessee 37208

Tax Parcel No.: 08111010300

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 Driven Investments, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2 day of Oct, 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 2 day of Oct, 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 $20,172.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Driven Investments, LLC

STATE OF _____

COUNTY OF _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 30,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF Oct. 20 09

Deputy Register

Personally appeared before n aid, duly commissioned and qualified, _____ om acknowledged that such person executed the within instrument

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:
Driven Investments, LLC
7051 Highway 70 South, Suite 315
Nashville, TN 37221

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 November 27, 1998, recorded December 1, 1998, at Book 11225, Page 996 in the Register's Office of Davidson County, Tennessee, executed by Antoine D. Johnson Jennifer H. Johnson and LaWanda Johnson in favor of Associates Financial Services of America, Inc. to secure the payment of a deed of trust note to Associates Financial Services of America, Inc..

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 2 day of Oct, 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 2 day of Oct, 05.

Notary Public

My Commission Expires: _____

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

DServiceMembersAffidavitTN_sdjones_091002_1044

https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer pr...

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Department of Defense Manpower Data Center AUG-25-2009 12:01:30

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

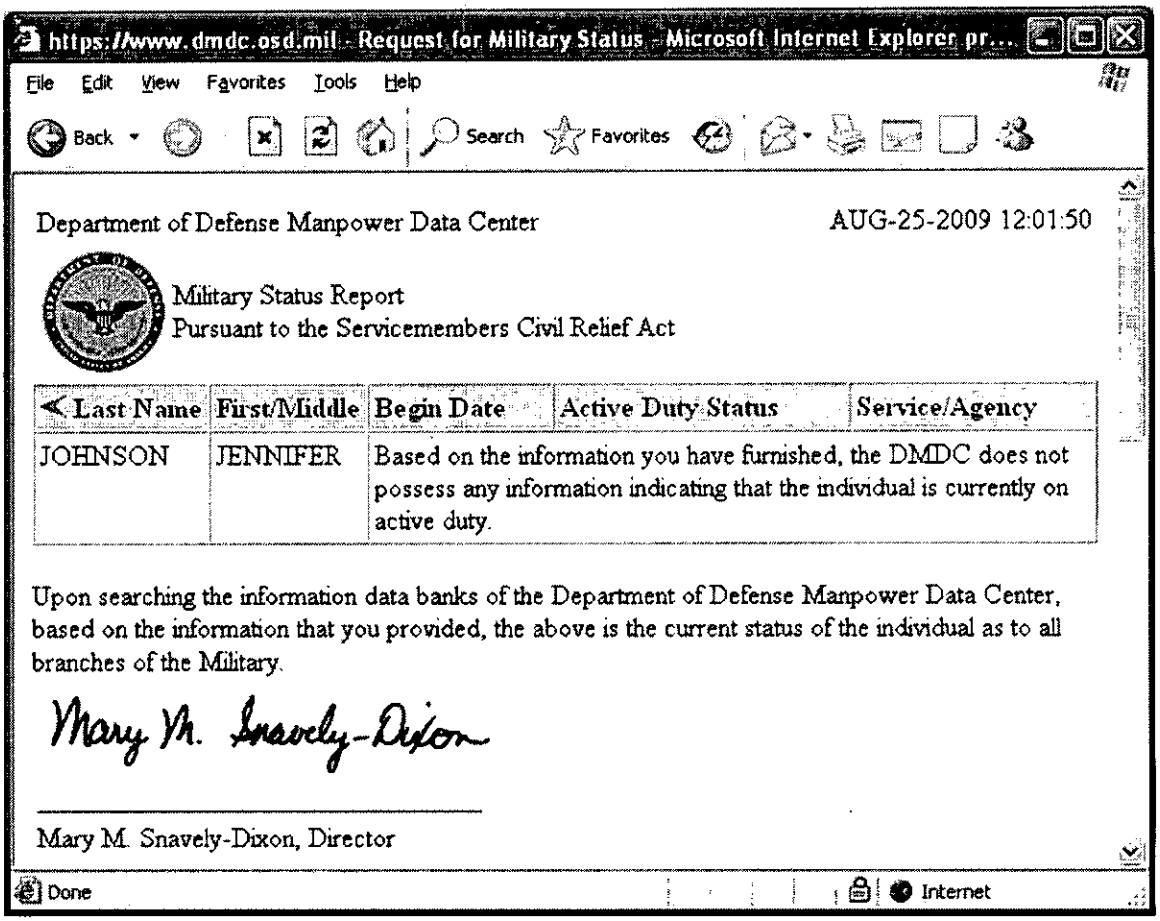
Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
JOHNSON	ANTOINE	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

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

Done Internet


https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer pr...
File Edit View Favorites Tools Help
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Department of Defense Manpower Data Center
AUG-25-2009 12:01:50
Military Status Report
Pursuant to the Servicemembers Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Service/Agency
JOHNSON
JENNIFER
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
Done
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