RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lannie P. Grogan and Tina M. Grogan

GRANTEE(s)
HSBC Bank USA, National Association, as Trustee for SARM 2005-4

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:T20090070076 DEEDTRS
Recvd: 10/15/09 08:27 5 pgs
Fees:28.00 Taxes:258.63
20091015-0095340

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 28, 2004 and recorded September 15, 2004, as Instrument No. 20040915-0111232 in the Register's Office of Davidson County, Tennessee, Lannie T. Grogan and Tina M. Grogan conveyed to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue Memphis Shelby 38103, as Trustee for Wells Fargo Bank N.A., 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on August 19, 2009 as Instrument No. 20090819-0078114 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 13, 2009 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of September 9, 2009; and on said date the sale was announced to be postponed to October 7, 2009.

WHEREAS, pursuant to said advertisement and notice, on October 7, 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 HSBC Bank USA, National Association, as Trustee for SARM 2005-4, at and for the sum of $69,900.00, 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 HSBC Bank USA, National Association, as Trustee for SARM 2005-4 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 HSBC Bank USA, National Association, as Trustee for SARM 2005-4, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE IN INSTRUMENT 200009060087866 AND DESCRIBED AS FOLLOWS.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE MAP OF OVERHILL LAND COMPANY'S AND W.H. FOX SUBDIVISION OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 42 FRONTS 50 FEET ON THE SOUTH SIDE OF VALERIA STREET AND RUNS BANK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Lannie P. Grogan and Tina M. Grogan by Warranty Deed recorded September 6, 2000 , as Instrument No. 20000906-0087866, Register's Office for Davidson County, Tennessee.

Commonly known as: 311 Valeria Street, Nashville, Tennessee 37210.

Tax Parcel No.: 11901044800

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 HSBC Bank USA, National Association, as Trustee for SARM 2005-4, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 7th day of October, 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 purposestherein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 7 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 $69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in [illegible] this 7 day of Oct, 09.

Notary Public

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association, as Trustee for SARM 2005-4
3476 Stateview
Fort Mill, SC 29715

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 August 28, 2004, recorded September 15, 2004, as Instrument No. 20040915-0111232 in the Register's Office of Davidson County, Tennessee, executed by Lannie T. Grogan and Tina M. Grogan in favor of Wells Fargo Bank N.A. to secure the payment of a deed of trust note to Wells Fargo Bank N.A..

2. HSBC Bank USA, National Association, as Trustee for SARM 2005-4 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 7th day of Oct, Sec, 2005.

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 7 day of Oct, 09.

Notary Public

My Commission Expires: _____

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

DServiceMembersAffidavitTN_mokere_091007_1429

Department of Defense Manpower Data Center JUL-31-2009 06:52:34

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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