RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Russell Moore

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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:T20090078866 DEEDTRS
Recvd: 11/19/09 14:10 6 pgs
Fees:2.00 Taxes:30.00
20091119-0106681

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 9, 2008 and recorded June 30, 2008, as Instrument No. 20080630-0067068 in the Register's Office of Davidson County, Tennessee, Russell H Moore conveyed to Home Title Connect, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a seperate corporation acting solely as nominee for Metro Finance and Metro Finance successor 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on August 6, 2009 as Instrument No. 20090806-0073940 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 27, 2009 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of August 19, 2009; and on said date the sale was announced to be postponed to September 16, 2009.

WHEREAS, pursuant to said advertisement and notice, on September 16, 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 Wells Fargo Bank NA, at and for the sum of $110,768.43, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank NA has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; 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 Wells Fargo Bank NA 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in the City of Old Hickory in the County of Davidson, and State of TN and being described in a Deed dated 10/25/06 and recorded 10/31/06 as instrument Number 20061031-0135220 among the land records of the County and State set forth above, and referenced as follows:
>
> All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
> Being Lot No. 74 on the Map of Rayon City, as recorded in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said Lot No. 74 fronts 50 feet on the West side of Davis Avenue and runs back between parallel lines 140 feet to a dead line.
>
> Subject to restrictions, reservations, easements, covenants, oil, gas, or mineral rights of record, if any.

Being the same property conveyed to Russell Moore, unmarried by Warranty Deed recorded October 31, 2006 , as Instrument No. 20061031-0135220, Register's Office for Davidson County, Tennessee.

Commonly known as: 209 Ensley Avenue, Old Hickory, Tennessee 37138.

Tax Parcel No.: 044 05 118.00

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 The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 16th day of September, 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 thepurposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 16 day of Sep, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 $110,768.43, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

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 who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 16 day of Sep, 09.

Notary Public

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

My Commission Expires: _____

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3873480

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 May 9, 2008, recorded June 30, 2008, as Instrument No. 20080630-0067068 in the Register's Office of Davidson County, Tennessee, executed by Russell H Moore in favor of Mortgage Electronic Registration Systems, Inc., as a seperate corporation acting solely as nominee for Metro Finance and Metro Finance successor and assigns. to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a seperate corporation acting solely as nominee for Metro Finance and Metro Finance successor and assigns..

2. Wells Fargo Bank NA 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 16th day of September, 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 16 day of Sep, 09.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

FHA No. 483-3873480
DServiceMembersAffidavitTN_mokere_090916_1356

Department of Defense Manpower Data Center JUL-14-2009 07:54:38

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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