RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Collins Owusu Kessee and wife, Faustina Fosu

GRANTEE(s)
Homesales, Inc.

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:T20090084576 DEEDTRS
Recvd: 12/16/09 08:17 6 pgs
Fees:33.00 Taxes:534.99
20091216-0114325

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 26, 2007 and recorded November 14, 2007, as Instrument No. 20071114-0133488 in the Register's Office of Davidson County, Tennessee, Collins O. Kessee and Faustina Fosu conveyed to Southeast Title, as Trustee for Chase Bank USA, 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 by instrument of record recorded on November 19, 2009 as Instrument No. 20091119-0106675 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 November 16, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on December 9, 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 JPMorgan Chase Bank, N.A., at and for the sum of $144,592.50, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, N.A. has assigned its interest in said property to the Homesales, Inc., its successors and 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 JPMorgan Chase Bank, N.A. 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 Homesales, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property commonly known as 3120 Skinner Drive, Antioch, Tennessee 37013, Davidson County.

Being Lot 359, as shown on Cane Ridge Farm, Phase VI, Section 1, of record in Instrument Number 20050209-0015098, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Collins Owusu Kessee and wife, Faustina Fosu by Quitclaim deed recorded November 14, 2007 , as Instrument No. 20071114-0133487, Register's Office for Davidson County, Tennessee.

Commonly known as: 3120 Skinner Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 174 11 0A 380.00

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 Homesales, Inc., its

successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 9 day of Dec, 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 forthe purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of Dec, 09.

Melissa G. Peresko
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 $144,592.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 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 9 day of Dec, 09.

Melissa G. Peresko
Notary Public

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:
Homesales, Inc.
10790 Rancho Bernardo Road
San Diego, CA 92127

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 October 26, 2007, recorded November 14, 2007, as Instrument No. 20071114-0133488 in the Register's Office of Davidson County, Tennessee, executed by Collins O. Kessee and Faustina Fosu in favor of Chase Bank USA, N.A. to secure the payment of a deed of trust note to Chase Bank USA, N.A..

2. JPMorgan Chase Bank, N.A. 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 9 day of Dec, 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 9 day of Dec, 09.

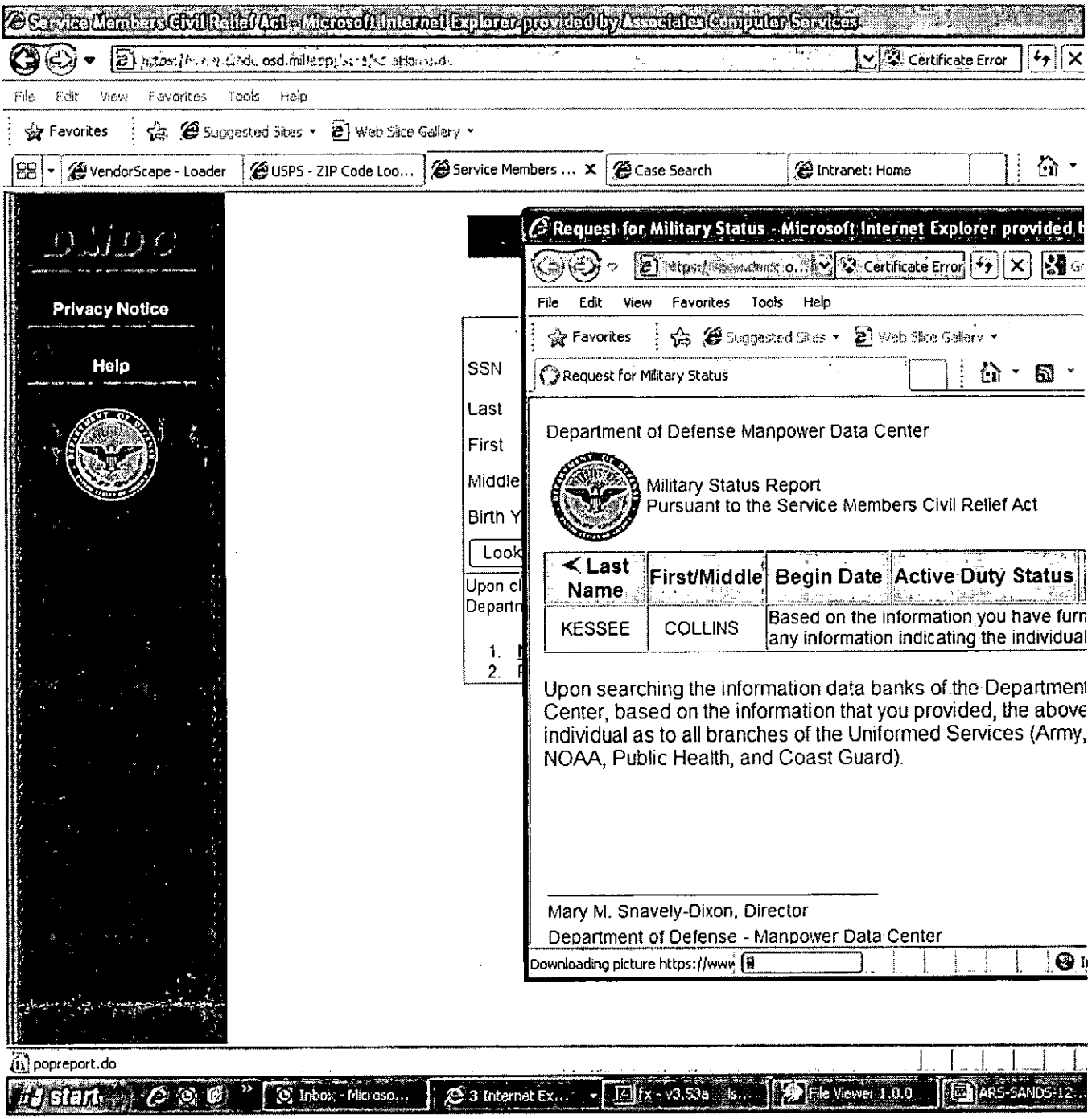
Melissa G. Peresko

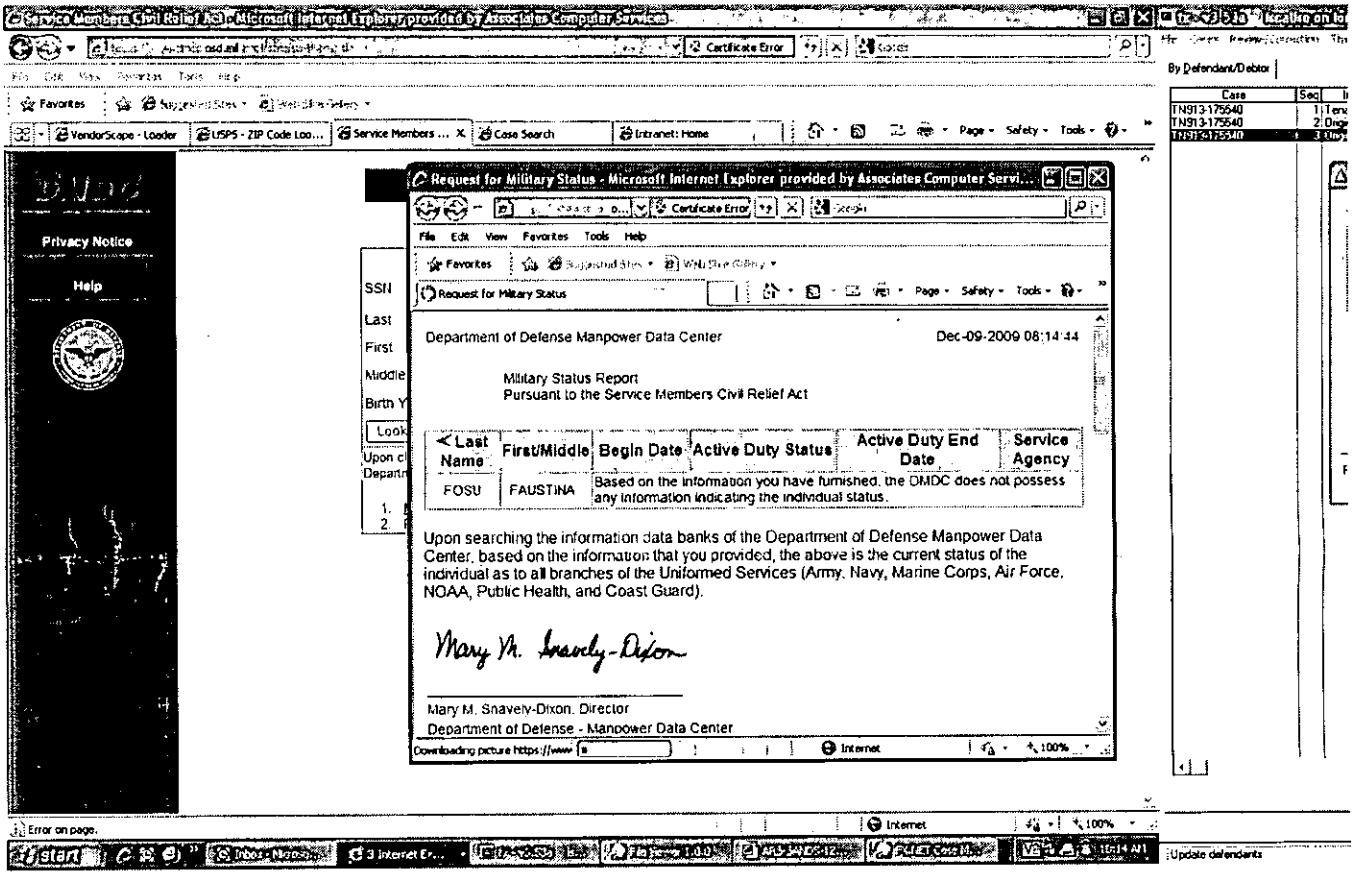
Notary Public

My Commission Expires:

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

DServiceMembersAffidavitTN_bboone_091209_1343


Service Members Civil Relief Act - Microsoft Internet Explorer provided by Associates Computer Services
Certificate Error
File Edit View Favorites Tools Help
Favorites
Suggested Sites
Web Slice Gallery
VendorScape - Loader
USPS - ZIP Code Loo...
Service Members ...
Case Search
Intranet: Home
DMDC
Privacy Notice
Help
Request for Military Status - Microsoft Internet Explorer provided
Request for Military Status
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Department of Defense Manpower Data Center
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
KESSEE
COLLINS
Based on the information you have furn
any information indicating the individual
Upon searching the information data banks of the Department
Center, based on the information that you provided, the above
individual as to all branches of the Uniformed Services (Army,
NOAA, Public Health, and Coast Guard).
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
Downloading picture https://www
poprepport.do
start
Inbox - Microso...
3 Internet Ex...
File Viewer 1.0.0


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Servi...
Department of Defense Manpower Data Center
Dec-09-2009 08:14:44
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Duty End Date
Service Agency
FOSU
FAUSTINA
Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.
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 Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).
Mary M. Snavely-Dixon
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
Privacy Notice
Help