RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jo Ann Annette Niebruegge

GRANTEE(s)
HSBC Bank USA, National Association, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12

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:T20100008985 DEEDTRS
Recvd: 02/16/10 08:39 5 pgs
Fees:28.00 Taxes:356.90
20100216-0011453

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 8, 2005 and recorded March 17, 2005, as Instrument No. 20050317-0029500 in the Register's Office of Davidson County, Tennessee, JoAnn Annette Niebruegge a/k/a JoAnn Niebruegge 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 January 21, 2010 as Instrument No. 201001210005470 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 January 11, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on February 3, 2010 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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12, at and for the sum of $96,460.74, 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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12 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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

SITUATED in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

BEING Lot No. 310 on the Plan of River Trace Estate, Phase 2, Section 6, as shown by plat of record in Instrument # 20010606050058138, of the Register's Office of Robertson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jo Ann Annette Niebruegge by Quitclaim deed recorded March 17, 2005 , as Instrument No. 20050317-0029499, Register's Office for Davidson County, Tennessee.

Commonly known as: 3112 Barksdale Harbor Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 062020A33800CO

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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 31 day of Dec, 2010.

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 3 day of Feb, 10.

Notary Public

My Commission Expires: Faulkner County

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 $96,460.74, 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 AR this 3 day of Feb, 10.

Notary Public

My Commission Expires: Faulkner County

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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12
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 March 8, 2005, recorded March 17, 2005, as Instrument No. 20050317-0029500 in the Register's Office of Davidson County, Tennessee, executed by JoAnn Annette Niebruegge a/k/a JoAnn Niebruegge 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, not in its individual capacity, but solely as trustee on behalf of GSAA Home Equity Trust 2005-12 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 3rd day of February, 2010.

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.

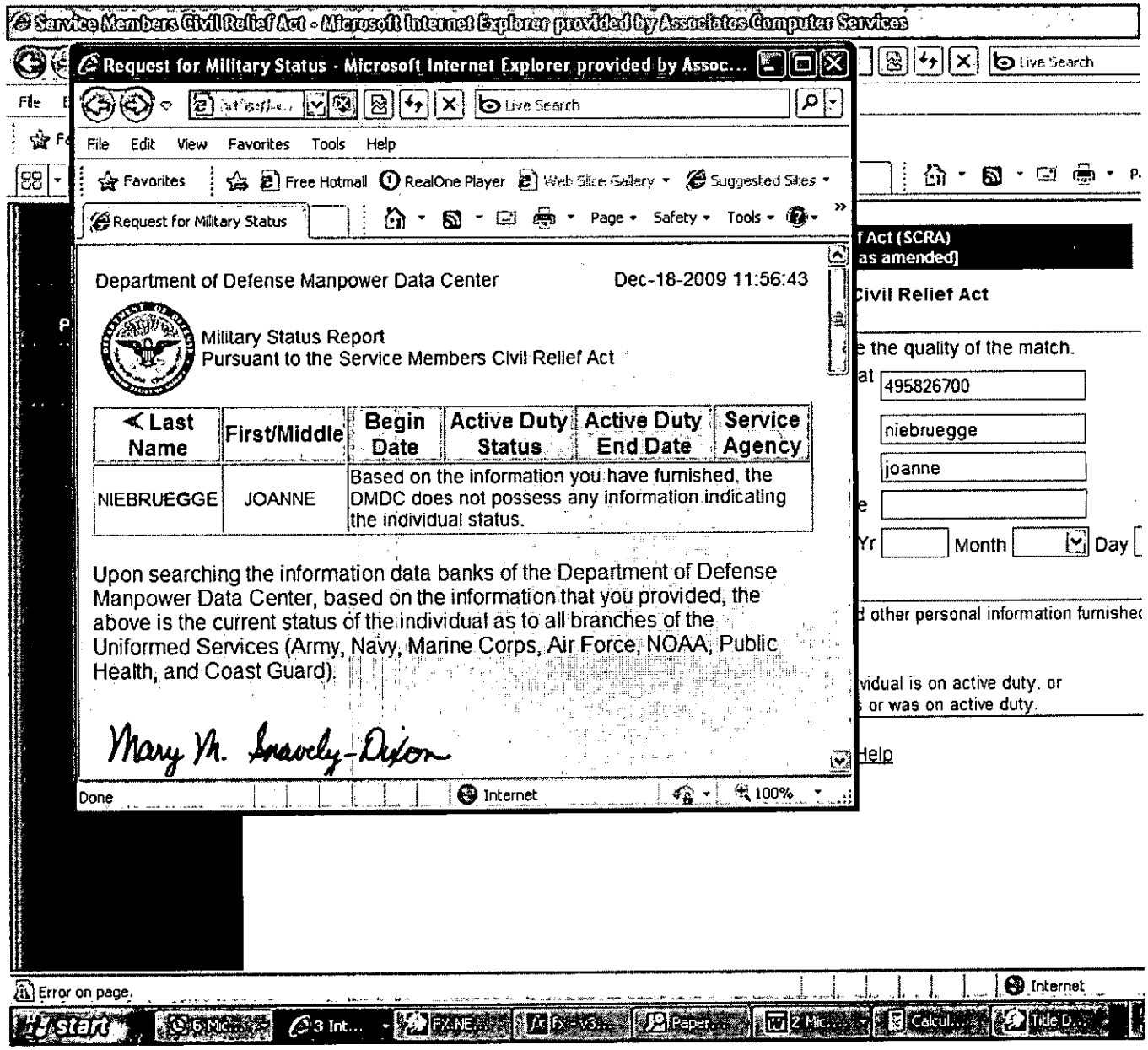
Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Feb, 10.

Misty M Sobanski.
Notary Public

My Commission Expires:

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

DServiceMembersAffidavitTN_mokere_100203_1400


Service Members Civil Relief Act - Microsoft Internet Explorer provided by Associates Computer Services
Request for Military Status - Microsoft Internet Explorer provided by Assoc...
File Edit View Favorites Tools Help
Favorites Free Hotmail RealOne Player Web Slice Gallery Suggested Sites
Request for Military Status
Page Safety Tools
Department of Defense Manpower Data Center
Dec-18-2009 11:56:43
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
NIEBRUEGGE
JOANNE
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
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