RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Margaret Graham Giles and Latricia Larnice Giles

GRANTEE(s)
Federal National Mortgage Association

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:T20100011691 DEEDTRS
Recvd: 03/01/10 08:33 7 pgs
Fees:37.00 Taxes:0.00
20100301-0015031

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 31, 2007 and recorded January 3, 2008, as Instrument No. 20080103-0000558 in the Register's Office of Davidson County, Tennessee, Margaret Graham Giles and Latricia Larnice Giles conveyed to Arnold M Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.) and Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.'s) successors 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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on December 23, 2009 as Instrument No. 20091223-0116671 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; announcing the scheduled sale date of January 13, 2010; and on said date the sale was announced to be postponed to February 10, 2010; said advertisement began on December 14, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on February 10, 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 GMAC Mortgage, LLC, at and for the sum of $186,142.12, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage, LLC has assigned its interest in said property to the Federal National Mortgage Association, 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 GMAC Mortgage, 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Unit/Lot 136 on the Plan of West Park Phase 3 of record in Instrument # 20060202-0012968 amended by Exhibit A, of Declaration of Covenants, Conditions and Restrictions of record in Instrument # 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Margaret Graham Giles, a single woman joined by Latricia Larnice Giles, a single Woman, by Special Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument # 200801030000557 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Graham Giles and Latricia Larnice Giles by Special Warranty Deed recorded January 3, 2008 , as Instrument No. 20080103-0000557, Register's Office for Davidson County, Tennessee.

Commonly known as: 7277 Charlotte Pike Unit 325, Nashville, Tennessee 37209.

Tax Parcel No.: 114 08 OC 140.00

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 Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of Feb, 10.

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 10 day of Feb, 10.

Notary Public

My Commission Expires: _____

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 $186,142.12, 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 10 day of Feb, 10.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 December 31, 2007, recorded January 3, 2008, as Instrument No. 20080103-0000558 in the Register's Office of Davidson County, Tennessee, executed by Margaret Graham Giles and Latricia Larnice Giles in favor of Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.) and Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.'s) successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.) and Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.'s) successors and assigns.

2. GMAC Mortgage, LLC 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 10 day of Feb, 10

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 10 day of Feb, 10.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

DServiceMembersAffidavitTN_chood_100210_1128

Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services

File Edit View Favorites Tools Help

Back Search Favorites

Address https://www.dmdc.osd.mil/appj/scra/popreport.do

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	Active Duty
GILES	MARGARET	Based on the information you have furnished, the DMDC does not possess any inform		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Ma Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintair Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military m systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 e (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousa information indicating that the individual is currently on active duty" responses; and has experienced a small referenced above, or any family member, friend, or representative asserts in any manner that the individual is

Done

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SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF AL
Montgomery

COUNTY OF _____

RE: 7277 Charlotte Pike Unit 325
Nashville, Tennessee 37209
Debtor(s): Margaret Graham Giles and Latricia Larnice Giles

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Stephan Limited Signing Officer, who after being duly sworn, deposed and stated:

1. I am an employee of GMAC Mortgage, LLC and held the position of LSO with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated December 31, 2007, recorded January 3, 2008, as Instrument No. 20080103-0000558 in the real property records of Davidson County, Tennessee, executed by Margaret Graham Giles and Latricia Larnice Giles in favor of Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.) and Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.'s) successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.) and Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.'s) successors and assigns.

3. GMAC Mortgage, LLC is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were 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.

5. 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 March 2009.

Affiant

Jeffrey Stephan
Title Limited Signing Officer

ACKNOWLEDGMENT

STATE OF PA

COUNTY OF Montgomery

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jeffrey Stephan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of GMAC Mortgage, LLC, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in FORT WASHINGTON this 2 day of March, 2009.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan Turner, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 9, 2011
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: _____

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Loan No. xxxxxx3426
DSoldierSailorAffidavit_cmatthews_090218_952