RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Buyoung Jung

GRANTEE(s)
HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3

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:T20100013361 DEEDTRS
Recvd: 03/05/10 12:52 6 pgs
Fees:33.00 Taxes:364.82
20100305-0017216

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 28, 2007 a nd recorded April 2, 2007, as Instrument No. 20070402-0038649 in the Register's Office of Davidson County, Tennessee, Buyoung Jung conveyed to Andrew C. Rambo, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Community Mortgage, Inc. and First Community Mortgage, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 1, 2010 as Instrument No. 201002010007991 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 December 28, 2009 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of January 27, 2010; and on said date the sale was announced to be postponed to February 24, 2010.

WHEREAS, pursuant to said advertisement and notice, on February 24, 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 as Trustee for Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3, at and for the sum of $98,600.00, 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 Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3 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 Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being all of Lot No. 88, on the plan of Barnes Crossing, Planned Unit Development, according to Master Deed appearing of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 200511114-0136938, of the Register's Office of Davidson County, to which plat reference is hereby made for a more complete details of location and description of said lot.
>
> This conveyance is made subject to Master Deed and By-Laws contained in instrument of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791, and in Instrument Number 20050811-0095171; Charter of Homeowners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; and to any and all matters shown on said Master Deed

of record in Instrument Number 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

Being the same property conveyed to Buyoung Jung by Warranty Deed recorded April 2, 2007 , as Instrument No. 20070402-0038648, Register's Office for Davidson County, Tennessee.

Commonly known as: 1988 Shaylin Loop, Antioch, Tennessee 37013-8405.

Tax Parcel No.: 173050A08800CO

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 Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24th day of February, 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 the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Feb, 2010.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

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 $98,600.00, 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 LR this 24 day of Feb, 2010.

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

Lena M. Drennan
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3
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 28, 2007, recorded April 2, 2007, as Instrument No. 20070402-0038649 in the Register's Office of Davidson County, Tennessee, executed by Buyoung Jung in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Community Mortgage, Inc. and First Community Mortgage, Inc.'s successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Community Mortgage, Inc. and First Community Mortgage, Inc.'s successors and assigns.

2. HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3 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 24th day of Feb, 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.

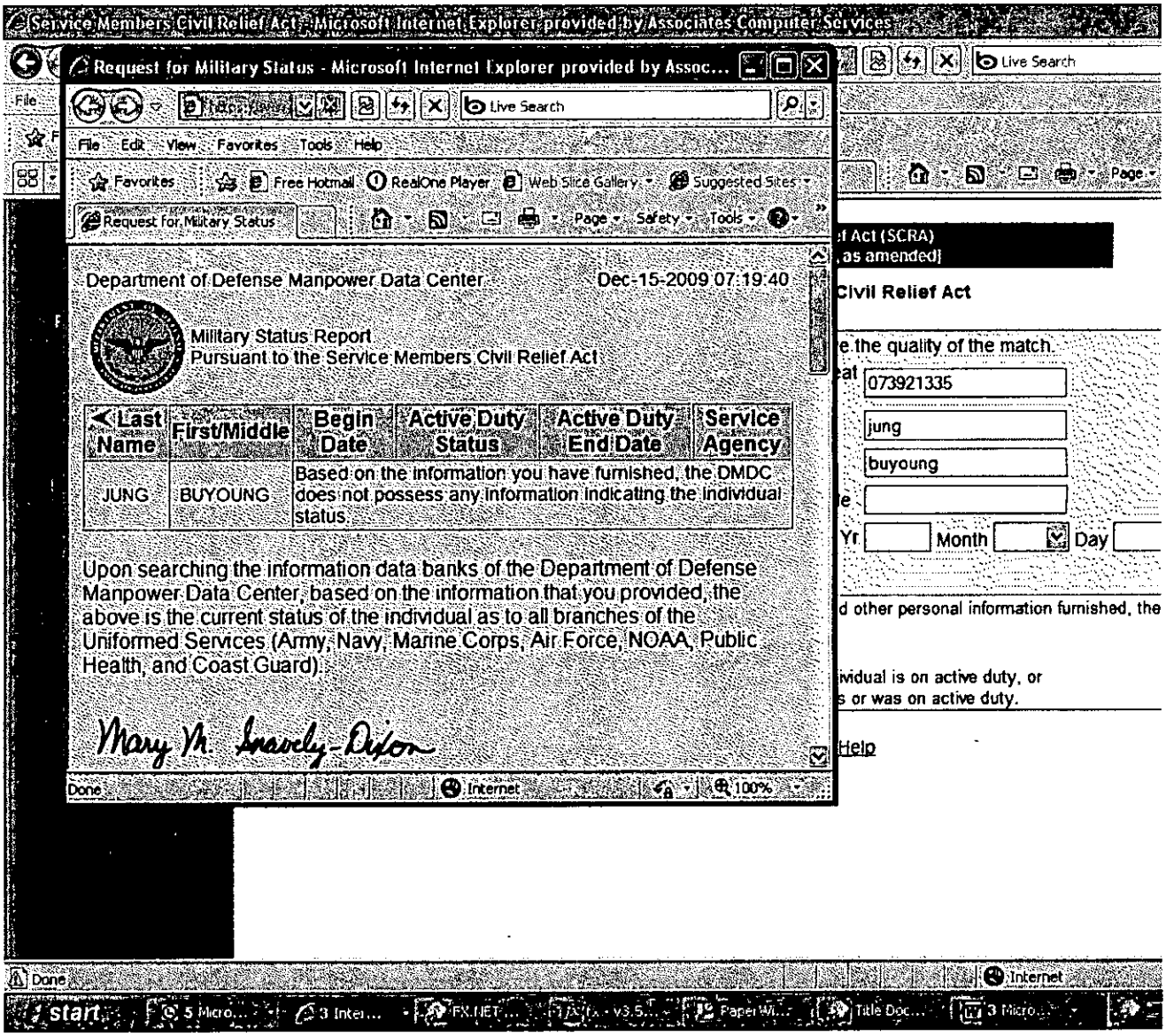
Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Feb, 2010.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

DServiceMembersAffidavitTN_mokere_100224_1526


Service Members Civil Relief Act - Microsoft Internet Explorer provided by Associates Computer Services
Request for Military Status - Microsoft Internet Explorer provided by Assoc...
Department of Defense Manpower Data Center
Dec-15-2009 07:19:40
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
JUNG
BUYOUNG
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
Civil Relief Act
073921335
jung
buyoung
Month
Day
Help