RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Heather M. Hendrix and Brian K. Hendrix

GRANTEE(s)
Robin Wheeler & Linda Vaughn

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:T20100017072 DEEDTRS
Recvd: 03/24/10 09:44 6 pgs
Fees:33.00 Taxes:351.87
20100324-0021889

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 28, 2005 and recorded February 15, 2005, as Instrument No. 20050215-0017159 in the Register's Office of Davidson County, Tennessee, Brian K. Hendrix and Heather M. Hendrix conveyed to Chris Anderson, as Trustee for Mortgage Electronic Registration Systems Inc. as a seperate corporation acting soley as a nominee for American Equity Mortgage, Inc. and American Equity Mortgage, Inc.'s Succesors 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 by instrument of record recorded on February 19, 2010 as Instrument No. 20100219-0012664 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 February 18, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 17, 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 Robin Wheeler & Linda Vaughn, at and for the sum of $95,100.00, 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 Robin Wheeler & Linda Vaughn 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 Robin Wheeler & Linda Vaughn, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 25, as shown on Plan of River Glen, Phase 3, Section 2 of record in Instrument No. 20020917-0113232, in the 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 Heather M. Hendrix and Brian K. Hendrix by Quitclaim deed recorded February 15, 2005 , as Instrument No. 20050215-0017158, Register's Office for Davidson County, Tennessee.

Commonly known as: 1240 Alandee Street, Nashville, Tennessee 37214.

Tax Parcel No.: 052130B27900CO

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 Robin Wheeler & Linda Vaughn, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 17 day of Mar 2010.

S 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 for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Mar, 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 $$95,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Wheeler

Linda Vaughn

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robin Wheeler & Linda Vaughn
136 S. Birchwood Dr.
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 95,100

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 20 10

Deputy Register

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 January 28, 2005, recorded February 15, 2005, as Instrument No. 20050215-0017159 in the Register's Office of Davidson County, Tennessee, executed by Brian K. Hendrix and Heather M. Hendrix in favor of Mortgage Electronic Registration Systems Inc. as a seperate corporation acting soley as a nominee for American Equity Mortgage, Inc. and American Equity Mortgage, Inc.'s Succesors and Assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems Inc. as a seperate corporation acting soley as a nominee for American Equity Mortgage, Inc. and American Equity Mortgage, Inc.'s Succesors and Assigns.

2. CitiMortgage, Inc. 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 17 day of Mar, 2010.

S 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.

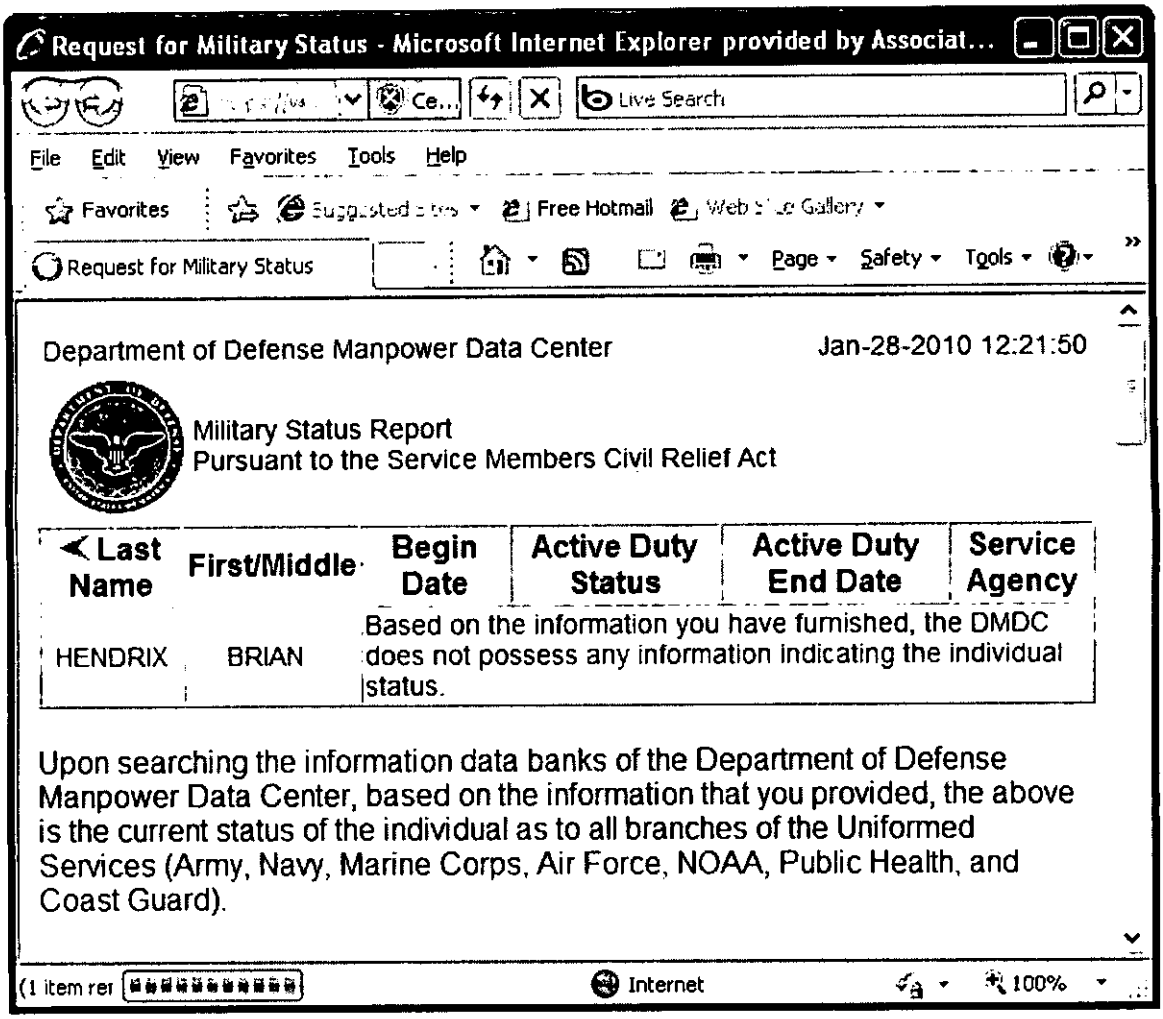
Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Mar, 2010.

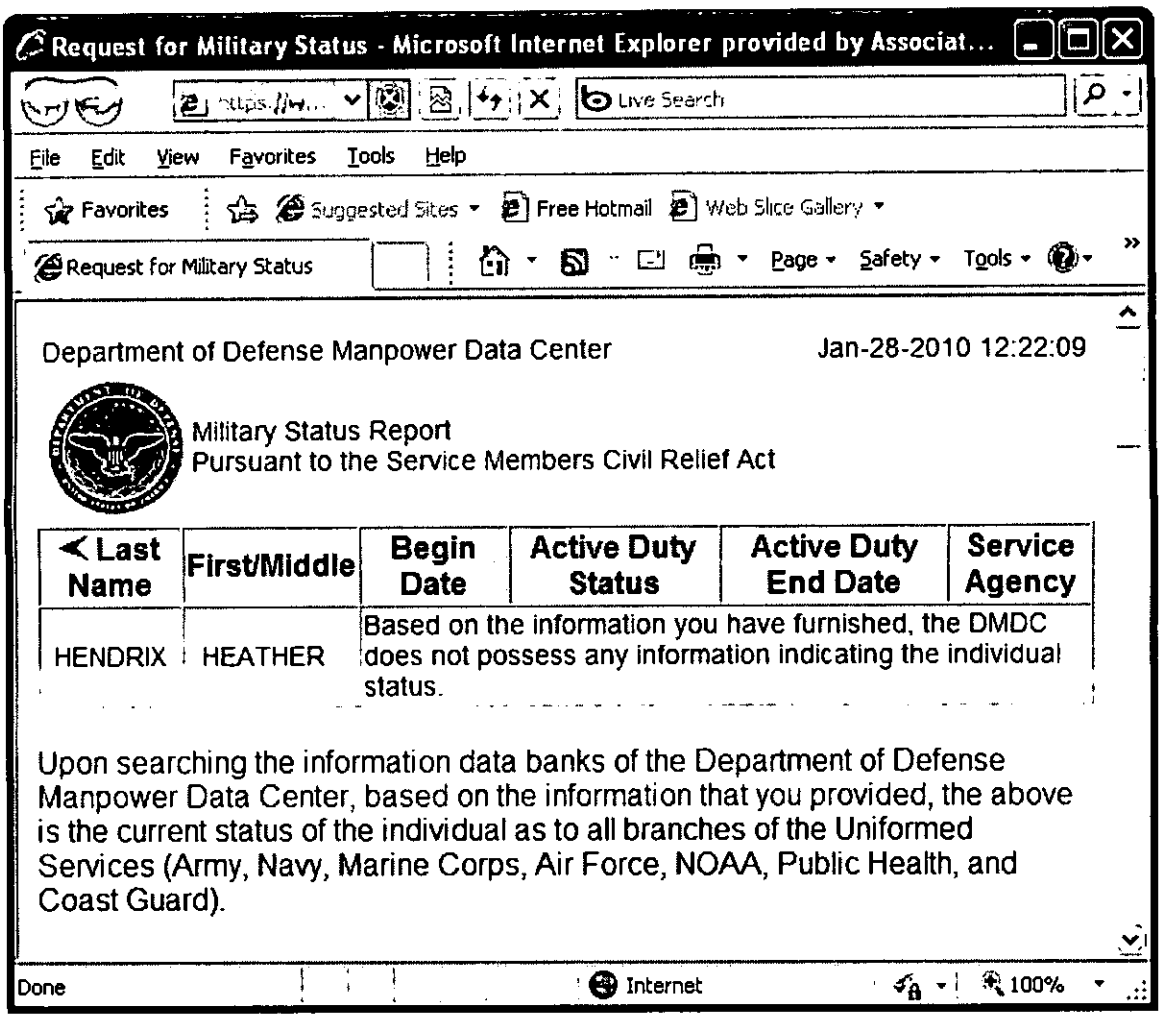
Lena M. Drennan
Notary Public

My Commission Expires:

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

DServiceMembersAffidavitTN_jdean_100317_1133


Request for Military Status - Microsoft Internet Explorer provided by Associat...
Live Search
File Edit View Favorites Tools Help
Favorites
Free Hotmail
Request for Military Status
Page Safety Tools
Department of Defense Manpower Data Center
Jan-28-2010 12:21:50
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
HENDRIX
BRIAN
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).
Internet
100%


Request for Military Status - Microsoft Internet Explorer provided by Associat...
Live Search
File Edit View Favorites Tools Help
Favorites
Suggested Sites
Free Hotmail
Web Slice Gallery
Request for Military Status
Page
Safety
Tools
Department of Defense Manpower Data Center
Jan-28-2010 12:22:09
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
HENDRIX
HEATHER
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).
Done
Internet
100%