RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Scott Bell

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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:T20100021028 DEEDTRS
Recvd: 04/09/10 10:21 5 pgs
Fees:27.00 Taxes:0.00
20100409-0026855

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 7, 2006 and recorded December 13, 2006, as Instrument No. 20061213-0153697 in the Register's Office of Davidson County, Tennessee, Scott Bell conveyed to Lender's Title and Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Hamilton Mortgage Company and Hamilton Mortgage Company'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 **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on January 19, 2010 as Instrument No. 20100119-0004357 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 25, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 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 BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., at and for the sum of $157,500.00, that being the highest and best bid offered; and

WHEREAS, the said BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. 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 Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Map/Parcel: 141-15-B-43.00

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows: to-wit being Lot No. 245 on the Plan of Rolling River Estates, Phase 3, or record on Plat Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 245 fronts 65.0 feet on the easterly side of River Ridge Drive and fronts 87.36 feet on the southerly side of Silver Leaf Terrance, said frontages being by a curve measuring 39.27 feet and runs back 116.15 feet to the easterly line and 155.0 feet on the southerly line to the point of intersection. This conveyance is made subject to restrictive Covenants of record in Book 4788, Page 950; Book 5336, Page 480, Register's Office for said county, This conveyance is made subject to any and all zoning regulations, buildings restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Scott Bell by Special Warranty Deed recorded June 10, 2004, as Instrument No. 20040610-0068813, Register's Office for Davidson County, Tennessee.

Commonly known as: 6809 River Ridge Drive, Nashville, Tennessee 37221.

Tax Parcel No.: 141 15 0B 043.00

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 Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24 day of Mar, 10.

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 for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Mar, 10.

Notary Public

My Commission Expires:

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 $157,500.00, 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, pursuant to TCA. § 13-23-127.

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 AR this 24 day of Mar, 10.

Notary Public

My Commission Expires:

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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 7, 2006, recorded December 13, 2006, as Instrument No. 20061213-0153697 in the Register's Office of Davidson County, Tennessee, executed by Scott Bell in favor of Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Hamilton Mortgage Company and Hamilton Mortgage Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Hamilton Mortgage Company and Hamilton Mortgage Company's successors and assigns.

2. BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. 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 24 day of Mar, 10.

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.

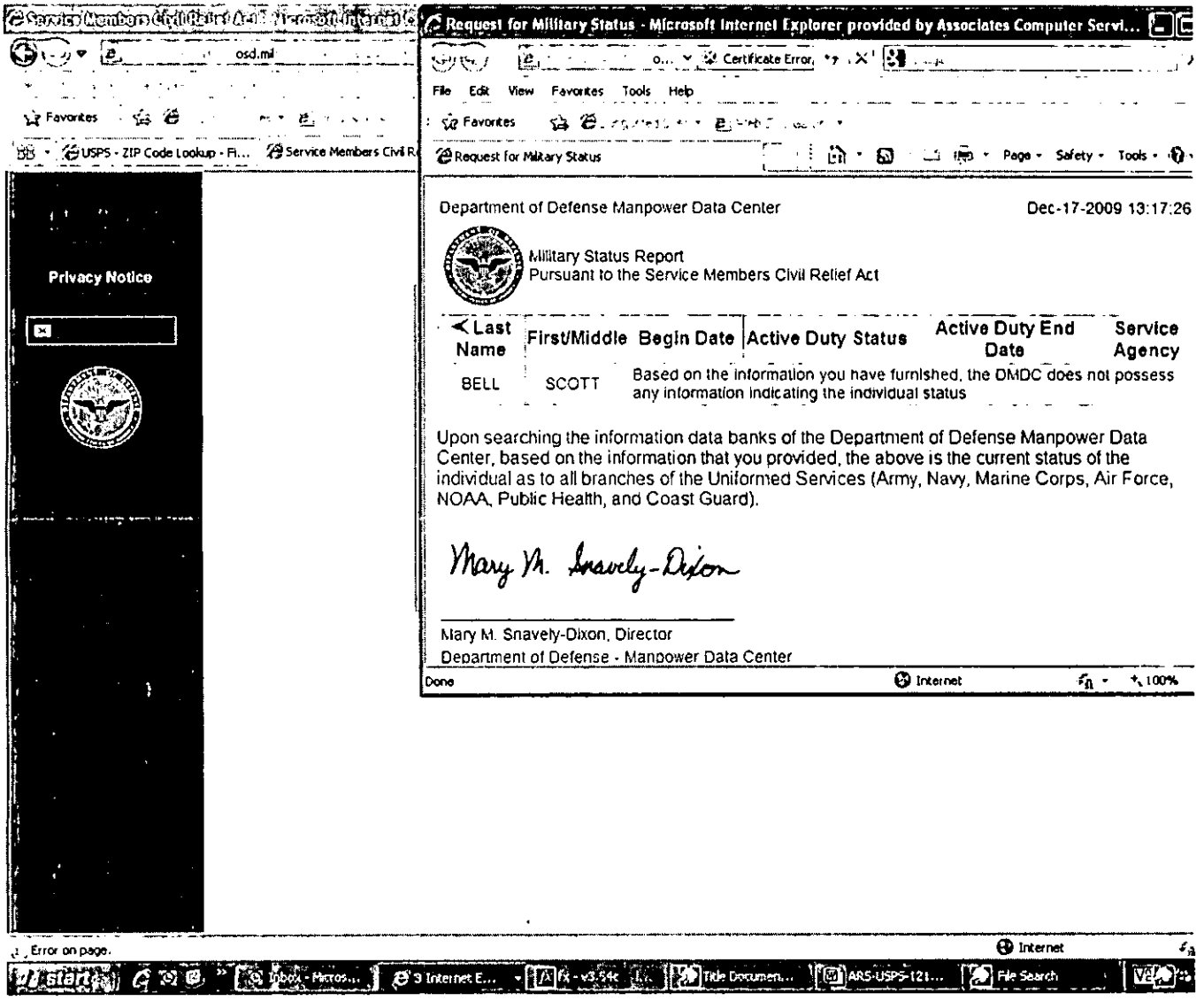
Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Mar, 10.

Notary Public

My Commission Expires:

DServiceMembersAffidavitTN_mdrennan_100324_1219

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


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Servi...
Certificate Error
File Edit View Favorites Tools Help
Favorites
Request for Military Status
Page Safety Tools
Privacy Notice
Department of Defense Manpower Data Center
Dec-17-2009 13:17:26
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
BELL
SCOTT
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
Done
Internet
100%
Error on page.
Internet
start