RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Saul Vasquez

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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:T20100046177 DEEDTRS
Recvd: 07/28/10 11:27 8 pgs
Fees:42.00 Taxes:0.00
20100728-0059132

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 31, 2006 and recorded August 2, 2006, as Instrument No. 20060802-0093722 in the Register's Office of Davidson County, Tennessee, Saul Vasquez a/k/a Saul Esteban Vasquez conveyed to Leon Sharber, a resident of Davidson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Market Street Mortgage Corporation and Market Street Mortgage Corporation'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 April 20, 2010 as Instrument No. 201004200029528 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 April 9, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on May 19, 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 Chase Home Finance LLC, at and for the sum of $137,013.83, that being the highest and best bid offered; and

WHEREAS, the said Chase Home Finance LLC has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 Chase Home Finance 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot Number 58 on the Plan of Paragon Hills of record in Book 3300, Page 100 Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Saul Vasquez by Warranty Deed recorded August 2, 2006 , as Instrument No. 20060802-0093721, Register's Office for Davidson County, Tennessee.

Commonly known as: 347 Elysian Fields Road, Nashville, Tennessee 37211.

Tax Parcel No.: 133 15 0 049.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for 26 U.S.C. § 7425(d)(1).

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 19 day of May, 10.

SWallace
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 19 day of May, 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 $137,013.83, 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.

SWallace
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 19 day of May, 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:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3669715-703

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 July 31, 2006, recorded August 2, 2006, as Instrument No. 20060802-0093722 in the Register's Office of Davidson County, Tennessee, executed by Saul Vasquez a/k/a Saul Esteban Vasquez in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Market Street Mortgage Corporation and Market Street Mortgage Corporation'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 Market Street Mortgage Corporation and Market Street Mortgage Corporation's successors and assigns.

2. Chase Home Finance 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 19 day of May, 12.

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.

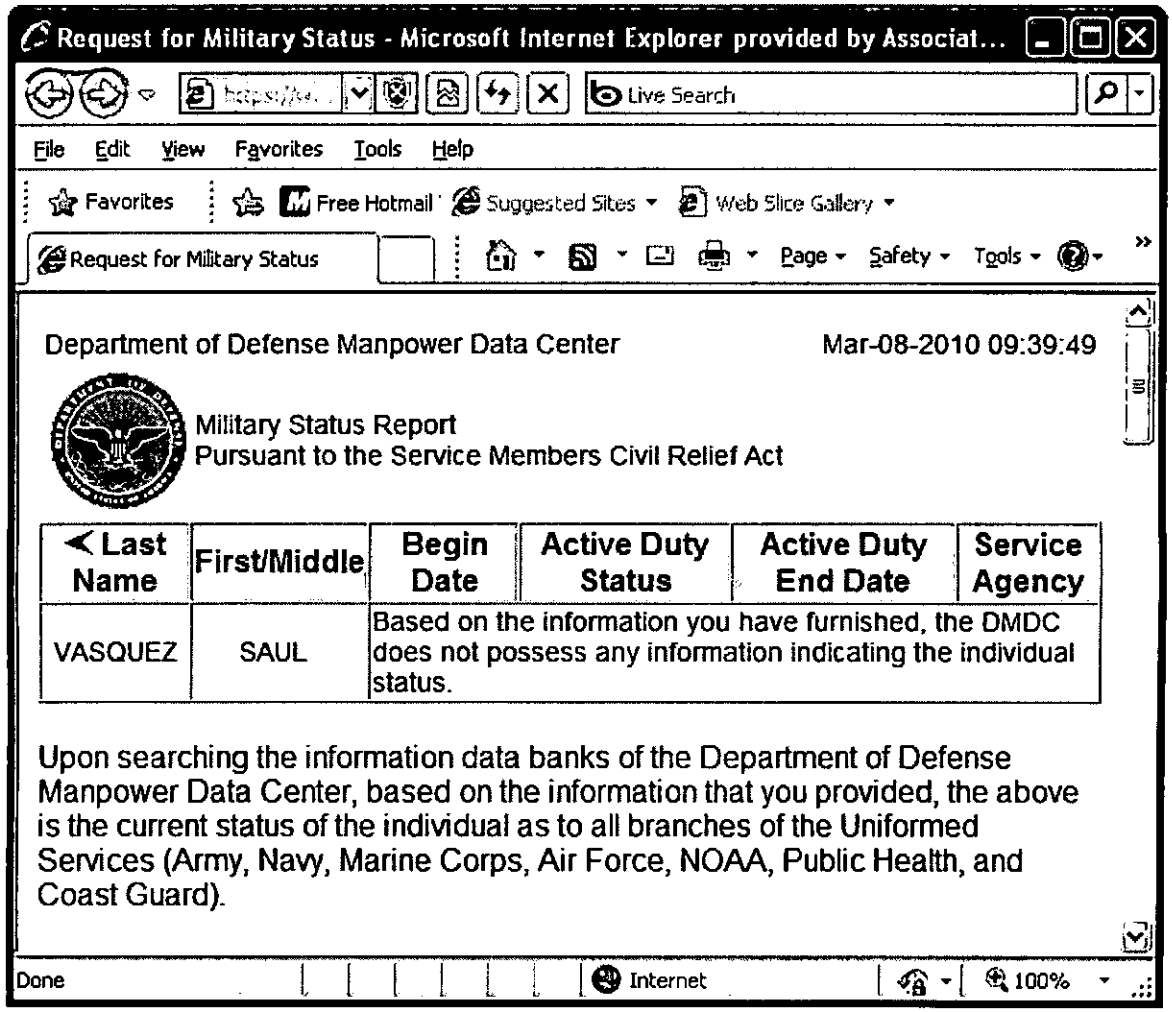
Witness my hand and seal at office in Little Rock, Arkansas this 19 day of May, 2010.

Notary Public

My Commission Expires: _____

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

FHA No. 483-3669715-703
DServiceMembersAffidavitTN_bboone_100519_1127


Request for Military Status - Microsoft Internet Explorer provided by Associat...
Live Search
File Edit View Favorites Tools Help
Favorites
Free Hotmail
Suggested Sites
Web Slice Gallery
Request for Military Status
Page
Safety
Tools
Department of Defense Manpower Data Center
Mar-08-2010 09:39:49
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
VASQUEZ
SAUL
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%

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

April 5, 2010

INTERNAL REVENUE SERVICE
Attention: Mr. Kelly
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7108 2133 3935 6771 4118

RE: Saul Vasquez a/k/a Saul Esteban Vasquez
347 Elysian Fields Road
Nashville, Tennessee 37211
Loan No. 1954549661 / W&A No. 700-137096
FHA No. 483-3669715-703

Dear Mr. Kelly:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Saul Vasquez, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Chase Home Finance LLC
3415 Vision Drive
Columbus, OH 43219

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: May 19, 2010 at 10:00 A.M. at the Westview in Nashville, Tennessee; and

5. The principal balance due is $118,158.14; and the approximate legal fees and costs are $2,500.00.

3225

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA 85
Lien Unit Phone: (800) 829-3903

Serial Number
362762007

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer SAUL VASQUEZ

Residence 347 ELYSIAN FIELDS RD
NASHVILLE, TN 37211-3744

Davidson County LIENFTL
Recvd: 05/14/07 10:27 1 pgs
Fees:12.00 Taxes:0.00
20070514-0057242

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2004	XXX-XX-2265	06/19/2006	07/19/2016	9410.92
1040	12/31/2005	XXX-XX-2265	06/26/2006	07/26/2016	7918.81
				Total	$ 17329.73

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at DALLAS, TX, on this, the 03rd day of May, 2007.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0009

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

April 5, 2010

INTERNAL REVENUE SERVICE
Attention: Mr. Kelly
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

RECEIVED
2010 APR -9 PM 3:09

RE: Saul Vasquez a/k/a Saul Esteban Vasquez
347 Elysian Fields Road
Nashville, Tennessee 37211
Loan No. 1954549661 / W&A No. 700-137096
FHA No. 483-3669715-703

Dear Mr. Kelly:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Saul Vasquez, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Chase Home Finance LLC
3415 Vision Drive
Columbus, OH 43219

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: May 19, 2010 at 10:00 A.M. at the Westview in Nashville, Tennessee; and

5. The principal balance due is $118,158.14; and the approximate legal fees and costs are $2,500.00.