RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Stephen Regen and Vicki Regen

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:T20100055966 DEEDTRS
Recvd: 09/07/10 14:36 4 pgs
Fees:22.00 Taxes:0.00
20100907-0071074

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 20, 2006 and recorded January 24, 2006, as Instrument No. 20060124-0008815 in the Register's Office of Davidson County, Tennessee, Stephen Regen and Vicki Regen conveyed to Aaron Fortner, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as nominee for Churchill Mortgage Corporation and Churchill 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 **J.P. SELLERS** as Co-Trustee by instrument of record recorded on August 11, 2010 as Instrument No. 20100811-0063292 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 August 6, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 1, 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 CitiMortgage, Inc., at and for the sum of $100,000.00, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. 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 CitiMortgage, Inc. 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:

Land in Davidson County, Tennessee, being Lot No, 115, On the Plan of Section 1, Hickory Valley Subdivision, as of record in Book 4175, Page 75 Register's Office for said County.

Said Lot No. 115,Which is a corner lot, fronts 92.0 ft. on the westerly margin of Eulala Drive and fronts 85.0 ft. on the southerly margin of Townes Drive, said frontages being joined by a curve having a length of 39.27 ft., and extends back 117.0 ft. on the western line and 110.0 ft. on the southerly line, to a point of intersection.

Being the same property conveyed to Stephen Regen and Vicki Regen by Warranty Deed recorded January 24, 2006, as Instrument No. 20060124-0008814, Register's Office for Davidson County, Tennessee.

Commonly known as: 5343 Eulala Drive, Nashville, Tennessee 37211.

Tax Parcel No.: 1620500970

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 1 day of Sept, 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 1 day of Sept, 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 $100,000.00, 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
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 1 day of Sept, 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

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF MISSOURI

COUNTY OF SAINT CHARLES

RE: 5343 Eulala Drive
Nashville, Tennessee 37211
Debtor(s): Stephen Regen and Vicki Regen

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Dailey, who after being duly sworn, deposed and stated:

1. I am an employee of CitiMortgage, Inc. and held the position of Foreclosure Analyst 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 January 20, 2006, recorded January 24, 2006, as Instrument No. 20060124-0008815 in the real property records of Davidson County, Tennessee, executed by Stephen Regen and Vicki Regen in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as nominee for Churchill Mortgage Corporation and Churchill 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 nominee for Churchill Mortgage Corporation and Churchill Mortgage Corporation's Successors and Assigns.

3. CitiMortgage, Inc. 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 nine (9) 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 August, 2010.

Affiant Ryan Dailey

Foreclosure Analyst

Title

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF SAINT CHARLES

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Ryan Dailey, 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 CitiMortgage, Inc., 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 O'Fallon, MO this 2 day of August, 2010.

CAROLINE McDANIELS
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission # 10948320
My Commission Expires March 15, 2014

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. xxxxx3476
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