RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael Lenard Payne Tanya Payne

GRANTEE(s)
Dan Heichelbech

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:T20100057073 DEEDTRS
Recvd: 09/13/10 08:04 4 pgs
Fees:23.00 Taxes:120.99
20100913-0072296

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 26, 1998 and recorded March 5, 1998, at Book 10824, Page 555 in the Register's Office of Davidson County, Tennessee, Michael Payne and Tanya Payne conveyed to Transcontinental, as Trustee for Associates Home Equity Services, Inc., 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. 20100811-0063278 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 Dan Heichelbech, at and for the sum of $32,700.00, 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 Dan Heichelbech 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 Dan Heichelbech, 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 the West 58.5 feet of the Easterly 117 feet of Lots 25, 26, and 27 on the Map of James Burns Subdivision, of Record in Book 421, at Page 40, Register's Office for said County.

Being the same property conveyed to Michael Lenard Payne Tanya Payne by Warranty Deed recorded December 5, 1995 , at Book 9879, Page 936, Register's Office for Davidson County, Tennessee.

Commonly known as: 928 West Granada Avenue, Nashville, Tennessee 37206.

Tax Parcel No.: 83-01-184.00

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 Dan Heichelbech, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 8 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 8 day of Sept, 10.

Notary Public

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

My Commission Expires:

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 $32,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dan Heichelbech

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:
Dan Heichelbech
728 Sixth Ave
Columbia TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 32,700
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept 20 10
Deputy Register

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Missouri

COUNTY OF St. Charles

RE: 928 West Granada Avenue
Nashville, Tennessee 37206
Debtor(s): Michael Payne and Tanya Payne

BEFORE ME, the undersigned authority, on this day personally appeared Brooke Breedlove, Foreclosure Analyst, who after being duly sworn, deposed and stated:

1. I am an employee of CitiMortgage, Inc. and held the position of _____ 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 February 26, 1998, recorded March 5, 1998, at Book 10824, Page 555 in the real property records of Davidson County, Tennessee, executed by Michael Payne and Tanya Payne in favor of Associates Home Equity Services, Inc. to secure the payment of a deed of trust note to Associates Home Equity Services, Inc..

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 4 day of August, 2010.

Brooke Breedlove
Affiant

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 Brooke Breedlove, 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 this 4 day of August, 2010.

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

AMY L. MEYER
Notary Public - Notary Seal
State of Missouri
Lincoln County
Commission # 10985099
My Commission Expires June 15, 2014

Loan No. xxx2366
DSoldierSailorAffidavit_spage_100728_728