**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**S. Brad Dozier and spouse Jennifer F. Dosier**

**GRANTEE(s)**
**The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3**

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:T20100060806 DEEDTRS
Recvd: 09/27/10 14:47 8 pgs
Fees:43.00 Taxes:2800.76
20100927-0076839

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 3, 2007 and recorded May 18, 2007, as Instrument No. 20070518-0059592 in the Register's Office of Davidson County, Tennessee, Steven B. Dozier and Jennifer F Dozier conveyed to Kathy Winstead, as Trustee for JPMorgan Chase Bank, N.A., 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 July 26, 2010 as Instrument No. 20100726-0058058 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; ; announcing the scheduled sale date of August 04, 2010; and on said date the sale was announced to be postponed to September 01, 2010; said advertisement began on July 02, 2010; and was advertised a total of three times, prior to the 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 The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3, at and for the sum of $756,961.03, 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 The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3 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 The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3, 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 Number 3 on the Plan of Fesseyland as of record in Plat Book 2854, Page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more completed description.
>
> Being the same property conveyed to S. Brad Dozier and spouse Jennifer F. Dosier by Warranty Deed recorded October 4, 2006, as Instrument No. 20061004-0123321, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 722 Farrell Road, Nashville, Tennessee 37220
> Tax Parcel No.: 146 06 0025.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 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 Bank of New York

Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3, and unto 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, 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 1 day of Sept, 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 $756,961.03, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 1 day of Sept, 2010.

Lena M. Drennan

Notary Public

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

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3
3415 Vision Drive
Columbus, OH 43219

## SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Ohio

COUNTY OF Franklin

RE: 722 Farrell Road
Nashville, Tennessee 37220
Debtor(s): Steven B. Dozier and Jennifer F Dozier

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

1. I am an employee of *The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3 and held the position of Assistant Secretary 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 May 3, 2007, recorded May 18, 2007, as Instrument No. 20070518-0059592 in the real property records of Davidson County, Tennessee, executed by Steven B. Dozier and Jennifer F Dozier in favor of JPMorgan Chase Bank, N.A. to secure the payment of a deed of trust note to JPMorgan Chase Bank, N.A..

3. *The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3 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).

*JPMorgan Chase Bank, N.A.
as Attorney-in-Fact for

FURTHER AFFIANT SAYETH NOT.

DATED this 13 day of July, 2010.

Affiant Jason Taylor

Assistant Secretary

Title

ACKNOWLEDGMENT

STATE OF Ohio

COUNTY OF Franklin

*JPMorgan Chase Bank, N.A.
as Attorney-in-Fact for

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jason Taylor, 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 *The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3, 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 Ohio this 13 day of July, 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

NOTARY PUBLIC STATE OF OHIO

RHODA A. CALLOWAY
Notary Public, State of Ohio
My Comm. Expires May 4, 2015

Loan No. xxxxxx7482
DSoldierSailorAffidavit_jsisson_100708_1646

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

**AFFIDAVIT OF COMPLIANCE**
**WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)**

COUNTY OF PULASKI
STATE OF ARKANSAS

This 1 day of Sept, 2010, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Shellie Wallace, who states on oath:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated May 3, 2007, executed by Steven B. Dozier and Jennifer F Dozier, as mortgagor(s), in favor of Kathy Winstead as Trustee for JPMorgan Chase Bank, N.A., and recorded May 18, 2007, as Instrument No. 20070518-0059592 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot Number 3 on the Plan of Fesseyland as of record in Plat Book 2854, Page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more completed description.
>
> Being the same property conveyed to S. Brad Dozier and spouse Jennifer F. Dosier by Warranty Deed recorded October 4, 2006 , as Instrument No. 20061004-0123321, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 722 Farrell Road, Nashville, Tennessee 37220 .

That a foreclosure sale of said property was scheduled for sale on September 1, 2010, at the The Sommet Center in Nashville, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service / State of Tennessee, Department of Labor & Workforce Development, on the above referenced property, filed of record on January 24, 2008, as Instrument No. 20080124-0007338, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, pursuant to Tenn. Code Ann. § 67-1-1433(b)(2)(A), notice of said sale, along with a copy of each lien in favor of the State of Tennessee, Department of Labor & Workforce Development, was provided to the State of Tennessee, Department of Labor & Workforce Development at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service / State of Tennessee, Department of Labor & Workforce Development was mailed out via overnight mail on 28 day of June, 2010 and the tracking number for said notice letter is 9171082133 3938 3890 4040 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: SWallace
Shellie Wallace
Successor-Trustee

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned, personally appeared Shellie Wallace, 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 Successor-Trustee for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as trustee for ChaseFlex Trust Series 2007-3, whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lena M. Drennan
Notary Public

My Commission Expires:

_____

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

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

June 28, 2010

91 7108 2133 3938 3890 4040

**INTERNAL REVENUE SERVICE**
**Attention: Wendy Smoot**
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

RE: Steven B. Dozier and Jennifer F Dozier
722 Farrell Road
Nashville, Tennessee 37220
Loan No. 1574697482 / W&A No. 700-163712

Dear Ms. Smoot:

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, Steven B & Jennifer F. Dozier, 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: August 4, 2010 at 10:00 A.M. at the The Sommet Center in Nashville, Tennessee; and

5. The principal balance due is $622,448.99; and the approximate legal fees and costs are $2,500.00.

4604

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 #5
Lien Unit Phone: (800) 913-6050

Serial Number
415669508

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.

Davidson County LIENS
Recvd: 01/24/08 08:50 1 pgs
Fee:12.00 Taxes:0.00
[redacted]
20080124-0007338

Name of Taxpayer STEVEN B & JENNIFER F DOZIER

Residence 722 FARRELL RD
NASHVILLE, TN 37220-1207

**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 | 12/31/2005 | XXX-XX-9862 | 11/20/2006 | 12/20/2016 | 60048.35 |
| 1040 | 12/31/2006 | XXX-XX-9862 | 08/27/2007 | 09/26/2017 | 47442.90 |
| | | | | Total | $ 107491.25 |

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

This notice was prepared and signed at DALLAS, TX, on this,

the 16th day of January, 2008

Signature R. A. Mitchell
for LASONIA KIMBS

Title
REVENUE OFFICER
(615) 250-5647

25-06-1731

(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