RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Desiree Mackay

GRANTEE(s)
Regions Bank

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:T20100062717 DEEDTRS
Recvd: 10/04/10 16:22 7 pgs
Fees:38.00 Taxes:254.47
20101004-0079338

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 18, 2001 and recorded May 30, 2001, as Instrument No. 20010530-0055888 in the Register's Office of Davidson County, Tennessee, Desiree Mackay and Erik E. Trisko conveyed to Roushanak Pazouki Baghaii, as Trustee for Mortgage Electronic Registration Systems, Inc. a separate corporation acting solely as nominee for CTX Mortgage Company and CTX 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 September 7, 2010 as Instrument No. 20100907-0071122 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 20, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 15, 2010 at the Bridgestone Arena 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 Regions Bank, at and for the sum of $68,776.60, 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 Regions Bank 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 Regions Bank, 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 35 of Herbert Heights, Section 1, of record in Plat Book 3500, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Desiree Mackay by Warranty Deed recorded May 30, 2001 , as Instrument No. 20010530-0055886, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 245 Welch Road, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 133-15-0-066.00

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 Regions Bank, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 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 4th 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 $$68,776.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[redacted]

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Sam J. McAllester III, 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 Nashville, TN this 4th day of October, 2010.

TONYA R. MASTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires May 8, 2012

My Commission Expires: _____

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:
Regions Bank

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 May 18, 2001, recorded May 30, 2001, as Instrument No. 20010530-0055888 in the Register's Office of Davidson County, Tennessee, executed by Desiree Mackay and Erik E. Trisko in favor of Mortgage Electronic Registration Systems, Inc. a separate corporation acting solely as nominee for CTX Mortgage Company and CTX Mortgage Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. a separate corporation acting solely as nominee for CTX Mortgage Company and CTX Mortgage Company'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 16 day of Sept, 10.

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 14 day of Sept, 10.

Notary Public

My Commission Expires: _____

DServiceMembersAffidavitTN_mcalva_100915_1314

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

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Ohio

COUNTY OF Franklin

RE: 245 Welch Road
Nashville, Tennessee 37211
Debtor(s): Desiree Mackay and Erik E. Trisko

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

1. I am an employee of Chase Home Finance, LLC 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 18, 2001, recorded May 30, 2001, as Instrument No. 20010530-0055888 in the real property records of Davidson County, Tennessee, executed by Desiree Mackay and Erik E. Trisko in favor of Mortgage Electronic Registration Systems, Inc. a separate corporation acting solely as nominee for CTX Mortgage Company and CTX Mortgage Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. a separate corporation acting solely as nominee for CTX Mortgage Company and CTX Mortgage Company's successors and assigns.

3. Chase Home Finance, LLC 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 26 day of Aug, 2010.

Affiant Vladimir Barsukov

Assistant Secretary
Title

ACKNOWLEDGMENT

STATE OF Ohio

COUNTY OF Franklin

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Vladimir Barsukov, 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 Chase Home Finance, LLC, 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 Columbus this 26 day of Aug, 2010.

Notary Public

My Commission Expires:

Nicole Knisley
Notary Public, State of Ohio
My Commission Expires
12/10/2013

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Loan No. xxxxxx9169
DSoldierSailorAffidavit_gmcnatt_100820_1354

Loan No. 1942499169