RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lloyd L. McGuire and Connie Doan

GRANTEE(s)
Federal National Mortgage Association

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 10, 2008 and recorded January 18, 2008, as Instrument No. 20080118-0005916 in the Register's Office of Davidson County, Tennessee, Lloyd L. McGuire and Connie Doan conveyed to SMITH SHOLAR ASSOCIATES PLLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for United Capital Mortgage and United Capital Mortgage'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 07, 2010, as Instrument No. 20100907-0071128 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 September 01, 2010; and on said date the sale was announced to be postponed to October 01, 2010; said advertisement began on August 06, 2010; and was advertised a total of three times, prior to the actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 1, 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 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, at and for the sum of $183,795.34, that being the highest and best bid offered; and

WHEREAS, the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP has assigned its interest in said property to the Federal National Mortgage Association, 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 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP 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 National Mortgage Association, 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 70 on the plan of primrose acres, as shown by plat of record in plat book 2663, Page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot number 70 is a corner lot and fronts 214.57 feet on the northerly margin of Hamblin Drive and 155 feet on the westerly margin of prim Drive, said frontages joined by a curve of 39.27 feet; and extends back 166.7 feet on the northerly line and 195 feet on the westerly line to a point.

Being the same property conveyed to Lloyd L. McGuire and Connie Doan by Warranty Deed recorded January 18, 2008, as Instrument No. 20080118-0005915, Register's Office for Davidson County, Tennessee.

Commonly known as: 412 Hamblen Drive, Madison, Tennessee 37115
Tax Parcel No.: 042 03 080.00

BILL GARRETT, Davidson County
Trans:T20100065253 DEEDTRS
Recvd: 10/14/10 15:16 5 pgs
Fees:27.00 Taxes:0.00
20101014-0082511

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 National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of Oct, 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 Oct, 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 $183,795.34, 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.

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 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 LR this 1 day of Oct, 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:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Texas
Dallas
COUNTY OF _____

RE: 412 Hamblen Drive
Madison, Tennessee 37115
Debtor(s): Lloyd L. McGuire and Connie Doan

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

1. I am an employee of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP 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 January 10, 2008, recorded January 18, 2008, as Instrument No. 20080118-0005916 in the real property records of Davidson County, Tennessee, executed by Lloyd L. McGuire and Connie Doan in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for United Capital Mortgage and United Capital Mortgage'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 United Capital Mortgage and United Capital Mortgage's successors and assigns.

3. BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP 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 three (3) 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 10th day of September, 2010.

Michelle Scharf
Affiant

Michelle Scharf - Assist. Secretary
Title

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Michelle Scharf - Assist. Secretary, 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 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, 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 Richardson Texas this 10th day of Sept, 2010.

CHRISTIE M OSBORN
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-29-13

Christie M Osborn
Notary Public

My Commission Expires: 12-29-13

RETURN TO:

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