RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jane Miller and Thomas H. Miller

GRANTEE(s)
CitiFinancial Inc., a Tennessee 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:T20110013607 DEEDTRS
Recvd: 03/07/11 14:34 7 pgs
Fees:38.00 Taxes:181.07
20110307-0018055

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 27, 2003 and recorded May 30, 2003, as Instrument No. 20030530-0073127 in the Register's Office of Davidson County, Tennessee, Jane A. Miller and Thomas Miller conveyed to John Kendrick, as Trustee for Washington Mutual Finance Group, LLC, a Delaware Limited Liablity Company, 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 January 18, 2011 as Instrument No. 20110118-0004438 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 January 7, 2011 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on October 21, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on February 2, 2011 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 CitiFinancial Inc., a Tennessee Corporation, at and for the sum of $48,937.58, 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 Co-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 CitiFinancial Inc., a Tennessee Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Co-Trustee does hereby grant, bargain, sell, and convey to the said CitiFinancial Inc., a Tennessee Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following described property in Joelton County of Davidson and State of Tennessee to wit: Land in Davidson County, Tennessee, being the Southerly Part of Tract 2 of record in Deed Book 4820, page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates, and of record in Book 421, Page 147, said Register's office described according to a Survey by Ralph Lamber & Sons, dated October 11, 1975, as follows: Beginning at an iron pin in the westerly margin of Grays Point Road, said point located Northerly 480.23 feet, more or less, from the North right of way of Ridge Hill Road, the same being the Southeast corner of Tract 2; thence with the right of way of Grays Point Road North 1 degree 31 minutes East 55.25 feet to an iron pin; thence continuing with the right of way of said road North 13 degrees 13 minutes East 55.0 feet to an iron pin; thence leaving the road North 73 degrees West 118.5 feet to an iron pin in a fence line; thence North 67 degrees 45 minutes West 1808.3 feet to an iron pin, the same being the Southwest corner of Tract 2; thence with the Southerly line of Tract 2 South 69 degrees 10 minutes East 1902.62 feet to the point of beginning.

Being the same property conveyed to Jane Miller and Thomas H. Miller by Warranty Deed recorded May 9, 1989 , at Book 7837, Page 334, Register's Office for Davidson County, Tennessee.

Commonly known as: 4702 Grays Point Road, Joelton, Tennessee 37080.

Tax Parcel No.: 02800002000

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 CitiFinancial Inc., a Tennessee Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 1 day of Mar, 11.

J.P. Sellers
Co-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, J.P. Sellers, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of Mar, 11.

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 $48,937.58, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J.P. Sellers
Co-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, J.P. Sellers, as Co-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 Little Rock, Arkansas, this 1 day of Mar, 11.

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:
CitiFinancial Inc., a Tennessee Corporation
14415 South 50th Street, Suite 100
Phoenix, AZ 85044

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Co-Trustee with a certain deed of trust, dated May 27, 2003, recorded May 30, 2003, as Instrument No. 20030530-0073127 in the Register's Office of Davidson County, Tennessee, executed by Jane A. Miller and Thomas Miller in favor of Washington Mutual Finance Group, LLC, a Delaware Limited Liablity Company to secure the payment of a deed of trust note to Washington Mutual Finance Group, LLC, a Delaware Limited Liablity Company.

2. CitiFinancial Inc., a Tennessee Corporation 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 2 day of Feb, 11.

J.P. Sellers
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, J.P. Sellers, Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

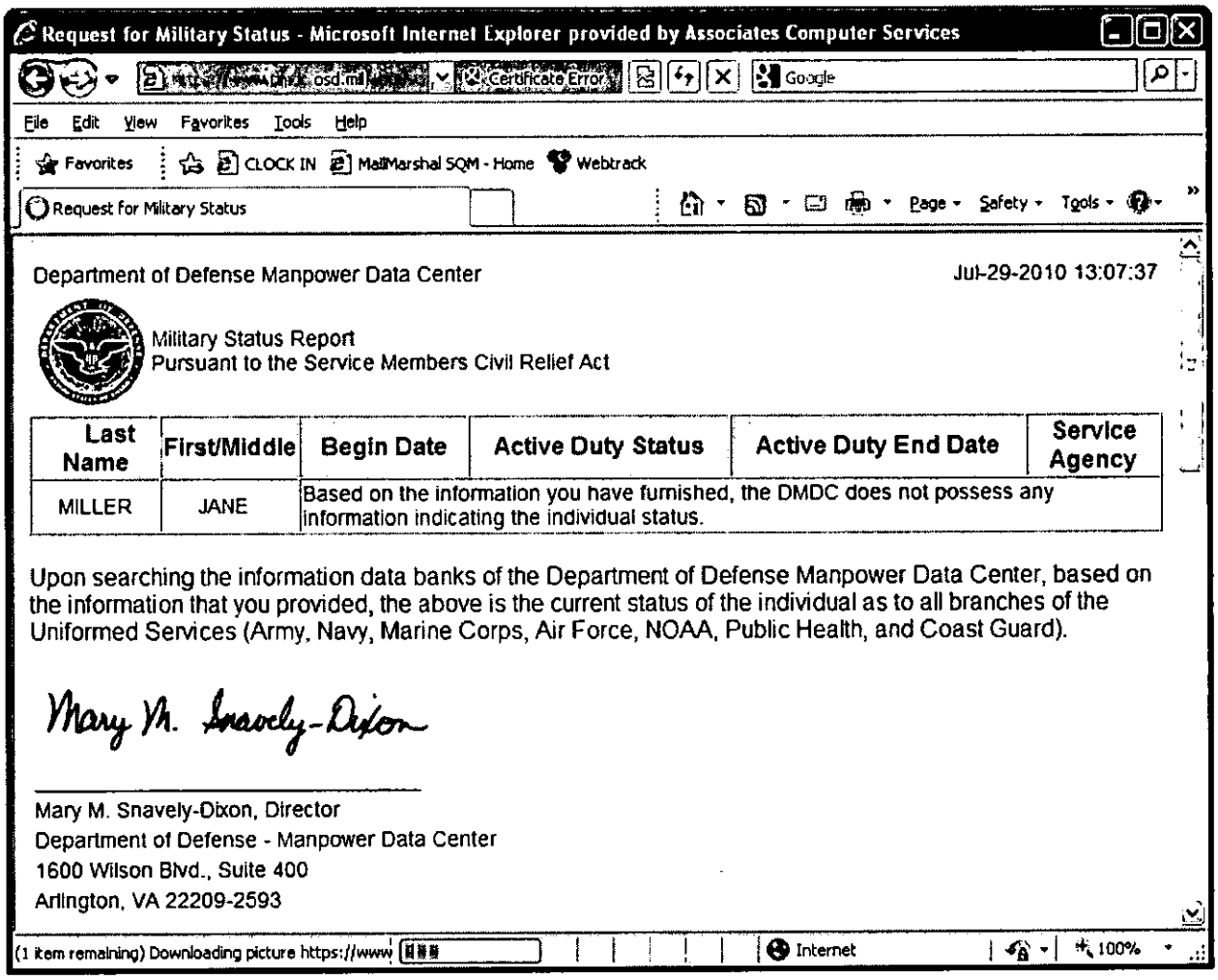
Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Feb, 11.

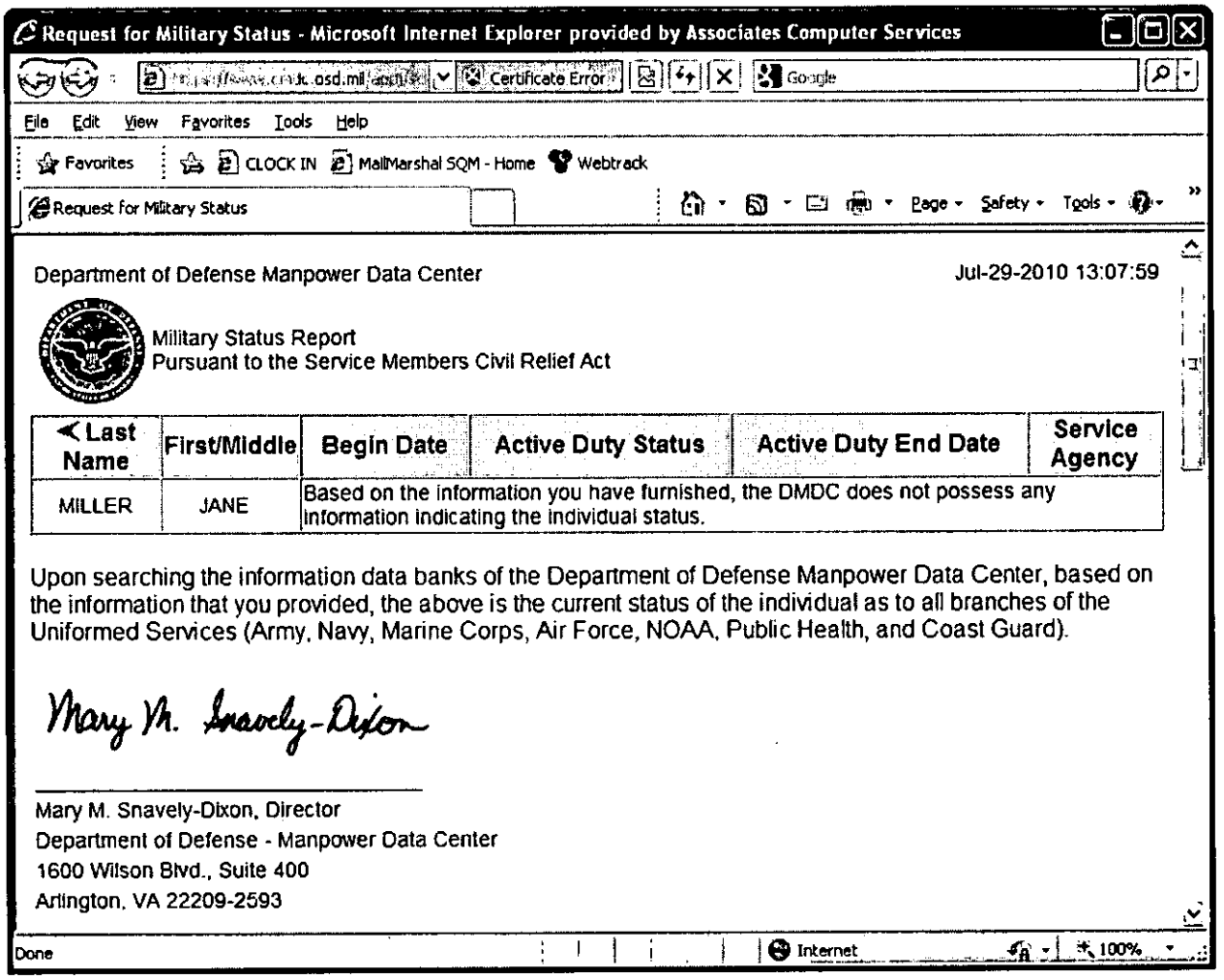
Notary Public

My Commission Expires: _____

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

DServiceMembersAffidavitTN_jdean_110202_1628


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
Certificate Error
Google
File Edit View Favorites Tools Help
Favorites
CLOCK IN
MailMarshal SQM - Home
Webtrack
Request for Military Status
Page
Safety
Tools
Department of Defense Manpower Data Center
Jul-29-2010 13:07:37
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Duty End Date
Service Agency
MILLER
JANE
Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.
Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).
Mary M. Snavely-Dixon
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593
(1 item remaining) Downloading picture https://www
Internet
100%


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
Certificate Error
Google
File Edit View Favorites Tools Help
Favorites
CLOCK IN
MailMarshal SQM - Home
Webtrack
Request for Military Status
Page Safety Tools
Department of Defense Manpower Data Center
Jul-29-2010 13:07:59
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Duty End Date
Service Agency
MILLER
JANE
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Mary M. Snavely-Dixon
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593
Done
Internet
100%

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated May 27, 2003, and the Deed of Trust of even date securing the same, recorded May 30, 2003, as Instrument No. 20030530-0073127 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jane A. Miller and Thomas Miller, conveying certain property therein described to John Kendrick as Trustee for Washington Mutual Finance Group, LLC, a Delaware Limited Liability Company; and the undersigned, Shellie Wallace of Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Shellie Wallace of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will, on **February 2, 2011** on or about **10:00 A.M.**, at the **Bridgestone Arena, Nashville, Tennessee**, offer for sale certain property hereinafter described to the highest bidder **FOR CASH**, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

The following described property in Joelton County of Davidson and State of Tennessee to wit: Land in Davidson County, Tennessee, being the Southerly Part of Tract 2 of record in Deed Book 4820, Page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Nawy Flotne Estates, and of record in Book 421, Page 147, said Register's office described according to a Survey by Ralph Lumber & Sons, dated October 11, 1978, as follows: Beginning at an iron pin in the westerly margin of Grays Point Road, said point located Northerly 480.39 feet, more or less, from the North right of way of Ridge Hill Road, the same being the Southeast corner of Tract 2; thence with the right of way of Grays Point Road North 1 degree 21 minutes East 56.26 feet to an iron pin; thence continuing with the right of way of said road North 13 degrees 13 minutes East 58.0 feet to an iron pin; thence leaving the road North 73 degrees West 118.5 feet to an iron pin in a fence line; thence North 67 degrees 45 minutes West 1808.3 feet to an iron pin, the same being the Southwest corner of Tract 2; thence with the Southerly line of Tract 2 South 69 degrees 10 minutes East 1902.62 feet to the point of beginning.

ALSO KNOWN AS: 4702 Grays Point Road, Joelton, Tennessee 37080

The HB 3588 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Jane A. Miller; Thomas Miller

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. **WBA No. 787-183286**

DATED January 3, 2011.

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee
By: Shellie Wallace

FOR SALE INFORMATION, VISIT WWW.MYFRR.COM and WWW.REALTYTRAC.COM

Jan. 7, 14, 21, 2011 Pg11818

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC, the Publisher of THE Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson and Williamson County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

January 7, 2011
January 14, 2011
January 21, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 21st day of **January 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

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