RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ronald B. Wambaugh

GRANTEE(s)
Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A

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

BILL GARRETT, Davidson County
Trans: T20110016935 DEEDTRS
Recvd: 03/23/11 08:37 8 pgs
Fees: 43.00 Taxes: 590.44
20110323-0022427

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 1, 2007 and recorded October 8, 2007, as Instrument No. 20071008-0119768 in the Register's Office of Davidson County, Tennessee, Ronald B. Wambaugh conveyed to Heritage Title & Escrow Co., Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation'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 **J.P. SELLERS** as Co-Trustee by instrument of record recorded on March 2, 2011 as Instrument No. 20110302-0016598 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 February 18, 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 December 17, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on March 16, 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 Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, at and for the sum of $159,579.51, 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 Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A 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 Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of land in 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by S.H. Hutchinson, Surveyor, dated November 22, 1954 as follows:

Beginning at a point in the Lewis Road; thence North 87 degrees to a large beech; thence South 2 degrees West 46 poles to a sour wood: thence North 87 degrees West 4 poles to a Stake; thence South 2 degrees West 40 to a stake; thence South 85 degrees East 32 poles to a hickory pointer; thence North 4 degrees East to the center of the Lewis road in the line of Pasque Colored Scholl property; thence along the center of said road to the point of beginning, the same being 17 acres more or less.

Included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York dated August 7, 1965, and filed for record in Book 3940, page 79, Register's Office for Davidson County, Tennessee, being described as follows: Land being in the 9th Civil District, on the Northwest corner of Herbert York's small tract, recorded in Book 3029, page 169, and running South 15 degrees West 50 degrees West 50 feet to the Southwest corner of said tract; thence South 54 degrees East 100 feet to the center of Lewis Road; thence with the center of Lewis Road South 17.8 feet; thence North 59 degrees 30 minutes West 171 feet to a stake; thence North 12 degrees East 115.5 feet to a stake in York's line: thence with said line South 54 degrees East 133 feet to the beginning, containing .24 of an acre, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York by deed dated April 14, 1960, and filed for record in Book 2907, page 359 and a Deed of Correction filed in Book 4788, page 344, Register's Office for Davidson County, Tennessee, and described as follows: a part of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by Roy Brantley, Jr. dated April 22, 1959, as follows: Beginning at an iron pin in the center of Lewis Road thence North 54 degrees West 468 feet to a stake, thence North 2 degrees 30 minutes West 328 feet to a 30 inch Beech tree, thence North 87 degrees East 840 feet to an iron pin in the center of Lewis Road; thence South 46 degrees 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.34 acres, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herman T. Claxton by deed dated January 20, 1959, and filed for record in Book 2921, page 611, Register's Office for Davidson County, Tennessee, and described as follows: A parcel of land in the 9th Civil District of Davidson County, Tennessee near the Lewis Road and being a portion of a 17 acre tract of record in Book 2901, page 91, RODC, Tennessee. Surveyed by S.H. Hutchison June 18,1959 as follows: Beginning at a stake the Southwest corner of Homer Roberts 17 acre tract in North line of H.T. Claxton's 104.5 acre tract. Thence South 85 degrees East 488.5 feet to a stake with White Oaks and Black Rum pointers: Thence North 4 degrees West 411 feet more or less to a point in center of the road leading to Dave Redd's house; Thence with said road as follows: North 81 degrees West 132 feet; South 88 degrees West 70.5 feet; South 59 degrees West 165 feet; South 88 degrees West 150 feet to a point in Tom Lewis East line, stake in line on South margin of road; Thence with said line South 3 degrees West 300 feet more or less to a point of beginning, containing 4.40 acres, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York deed dated November 30, 1959, and filed for record in Book 3029, page 169, Register's Office for Davidson County, Tennessee, and described as follows: Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, and described as follows: Beginning at an iron pin in the center of Lewis Road, same being Herbert York's Southwest corner, running thence North 54 degrees W 100 feet to a point in York's West line, thence West 50 feet to a point; thence South 54 degrees East 100 feet to the center of Lewis Road, thence with the center of Lewis Road 50 feet to the beginning.

Being the same property conveyed to Ronald B. Wambaugh by Warranty Deed recorded July 18, 2005 , as Instrument No. 20050718-0083218, Register's Office for Davidson County, Tennessee.

Commonly known as: 8528 Lewis Road, Nashville, Tennessee 37221.

Tax Parcel No.: 15500003400

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 Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 17 day of May, 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 17 day of Mar, 11.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 $159,579.51, 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 17 day of Mar, 11.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A
6302 East Martin Luther King Blvd.
Suite 300
Tampa, FL 33619

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 October 1, 2007, recorded October 8, 2007, as Instrument No. 20071008-0119768 in the Register's Office of Davidson County, Tennessee, executed by Ronald B. Wambaugh in favor of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns.

2. Wells Fargo Bank, N.A., not in its individual capacity, but solely as trustee for the RMAC REMIC Trust, Series 2008-1 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 17 day of Mar, 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 17 day of May, 11.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

DServiceMembersAffidavitTN_jdean_110316_1155

Department of Defense Manpower Data Center

Dec-10-2010 12:50:06

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
WAMBAUGH	RONALD B	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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

COST OF PUBLICATION

First Insertion ___
Second Insertion
Third Insertion

Total

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of 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:

February 18, 2011
February 25, 2011
March 4, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

1219-160084

On this 4th day of **March 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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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 October 1, 2007, and the Deed of Trust of even date securing the same, recorded October 8, 2007, as Instrument No. 20071008-0119768 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Ronald B. Wambaugh, conveying certain property therein described to Heritage Title & Escrow Co., Inc. as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns; 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 **March 18, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of land in 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by S.H. Hutchinson, Surveyor, dated November 22, 1954 as follows:

Beginning at a point in the Lewis Road; thence North 87 degrees to a large beech; thence South 2 degrees West 48 poles to a sow wood; thence North 87 degrees West 4 poles to a Stake; thence South 2 degrees West 40 to a stake; thence South 88 degrees East 21 poles to a hickory pointer; thence North 4 degrees East to the center of the Lewis road in the line of Fesque Colored School property; thence along the center of said road to the point of beginning, the same being 17 acres more or less.

Included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York dated August 7, 1965, and filed for record in Book 2940, Page 79, Register's Office for Davidson County, Tennessee, being described as follows: Land being in the 9th Civil District, on the Northwest corner of Herbert York's small tract, recorded in Book 3029, Page 169, and running South 15 degrees West 80 degrees West 80 feet to the Southwest corner of said tract; thence South 84 degrees East 100 feet to the center of Lewis Road; thence with the center of Lewis Road South 17.5 feet; thence North 89 degrees 30 minutes West 171 feet to a stake; thence North 33 degrees East 118.5 feet to certain in York's line; thence with said line South 84 degrees East 123 feet to the beginning, containing .34 of an acre, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York by deed dated April 14, 1960, and filed for record in Book 2907, Page 359 and a Deed of Correction filed in Book 4788, Page 344, Register's Office for Davidson County, Tennessee, and described as follows: a part of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by Roy Buntley, Jr. dated April 22, 1969, as follows: Beginning at an iron pin in the center of Lewis Road thence North 84 degrees West 486 feet to a stake, thence North 2 degrees 30 minutes West 220 feet to a 30 inch Beech tree, thence North 87 degrees East 540 feet to an iron pin in the center of Lewis Road; thence South 40 degrees 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.58 acres, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herman T. Clanton by deed dated January 20, 1969, and filed for record in Book 2921, Page 911, Register's Office for Davidson County, Tennessee, and described as follows: A parcel of land in the 9th Civil District of Davidson County, Tennessee near the Lewis Road and being a portion of a 17 acre tract of record in Book 2901, Page 91, RODC, Tennessee. Surveyed by S.H. Hutchinson June 16, 1969 as follows: Beginning at a stake; the Southwest corner of Homer Roberts 17 acre tract in North line of H.T. Clanton's 104.5 acre tract. Thence South 88 degrees East 486.5 feet to a stake with White Oaks and Black Gum pointers: Thence North 4 degrees West 421 feet more or less to a point in center of the road leading to Dave Todd's home; Thence with said road as follows: North 81 degrees West 132 feet; South 88 degrees West 76.5 feet; South 86 degrees West 188 feet; South 89 degrees West 150 feet to a point in Tom Lewis East line, stake in line on South margin of road; Thence with said line South 3 degrees West 200 feet more or less to a point of beginning, containing 4.00 acres, more or less.

Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York dated November 30, 1965, and filed for record in Book 3029, page 169, Register's Office for Davidson County, Tennessee, and described as follows: Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, and described as follows: Beginning at an iron pin in the center of Lewis Road, same being Herbert York's Southwest corner, running thence North 84 degrees W 100 feet to a point in York's West line, thence West 80 feet to a point; thence South 84 degrees East 100 feet to the center of Lewis Road, thence with the center of Lewis Road 80 feet to the beginning.

ALSO KNOWN AS: 6625 Lewis Road, Nashville, Tennessee 37221.

The HB 3558 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: Ronald B. Wambaugh

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 file. 1219-180084

DATED February 14, 2011

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

FOR SALE INFORMATION, VISIT WWW.RESS.COM and WWW.RESLTYTRAC.COM

Feb. 18, 25, Mar. 4, 2011 Fg11903

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