RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS
GRANTOR(s)
Bethany Susanne McGowan

GRANTEE(s)
Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates

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:T20110022725 DEEDTRS
Recvd: 04/18/11 13:48 7 pgs
Fees:38.00 Taxes:360.75
20110418-0029801

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 27, 2005 and recorded June 27, 2005, as Instrument No. 20050627-0073678 in the Register's Office of Davidson County, Tennessee, Bethany Susanne McGowan and James R. McGowan, Jr. conveyed to Advantage Title & Escrow, as Trustee for New Century Mortgage Corporation, 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 **MARIA YODER** as Co-Trustee by instrument of record recorded on March 31, 2011 as Instrument No. 20110331-0024586 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 March 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 November 17, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on April 13, 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 Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates, at and for the sum of $97,500.00, 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 Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates 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 Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates, 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 Nos. 18 & 19 on the Map showing M.P. Estes Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lot Nos. 10 to 13 inclusive on the map of Sharpe & Horn's 6th Addition of record in Book 843, Page 39, of the Register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 10, 1942, as follows: Beginning at a point in the easterly line of Lot No. 17 of said subdivision 141.2 feet north of the north margin of McKennell Avenue; thence easterly and parallel with the north margin of McKennell Avenue 166 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riverside Drive 150 feet more or less to the north margin of McKennell Avenue; thence westerly along said north margin of McKennell Avenue 85.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.
>
> Being the same property conveyed to Bethany Susanne McGowan by Warranty Deed recorded August 27, 2005 , as Instrument No. 20050627-0073677, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 108 McKennell Drive, Nashville, Tennessee 37206.

Tax Parcel No.: 072150 26300

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 Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of Apr, 11.

Maria Yoder
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, Maria Yoder, 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 13 day of Apr, 11.

Notary Public

My Commission Expires: MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

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 $97,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Yoder
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, Maria Yoder, 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 13 day of Apr, 11.

Notary Public

My Commission Expires: MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates
1610 E. St. Andrew Place
#B150 Andrew Place
Santa Ana, CA 92705

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, 2005, recorded June 27, 2005, as Instrument No. 20050627-0073678 in the Register's Office of Davidson County, Tennessee, executed by Bethany Susanne McGowan and James R. McGowan, Jr. in favor of New Century Mortgage Corporation to secure the payment of a deed of trust note to New Century Mortgage Corporation.

2. Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates 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 13 day of Apr, 11.

Maria Yoder
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, Maria Yoder, 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.

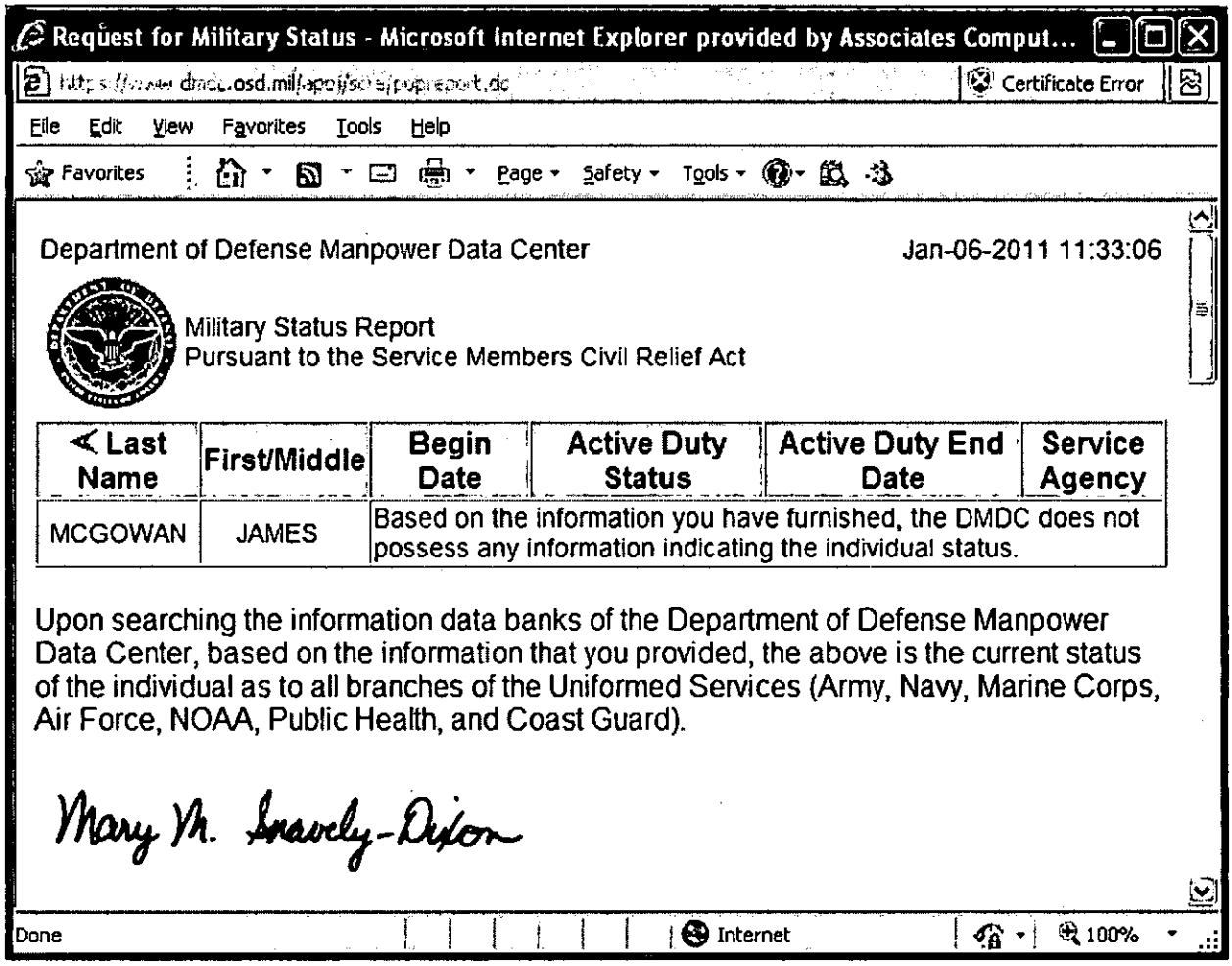
Witness my hand and seal at office in Little Rock, Arkansas this 13 day of Apr, 11.

Notary Public

My Commission Expires: _____

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

DServiceMembersAffidavitTN_bboone_110413_1127



Request for Military Status - Microsoft Internet Explorer provided by Associates Comput...

https://www.dmdc.osd.mil/appj/scra/popreport.do

Certificate Error

File Edit View Favorites Tools Help

Favorites Page Safety Tools

Department of Defense Manpower Data Center Jan-06-2011 11:33:06

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
MCGOWAN	JAMES	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

Done Internet 100%

Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services

osd.mil Certificate Error

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Favorites Page Safety Tools

Department of Defense Manpower Data Center Nov-12-2010 14:49:22

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
MCGOWAN	BETHANY	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

Done Internet 110%

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

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, 2005, and the Deed of Trust of even date securing the same, recorded June 27, 2005, as Instrument No. 20050627-0073678 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Bethany Susanne McGowan and James R. McGowan, Jr., conveying certain property therein described to Advantage Title & Escrow as Trustee for New Century Mortgage Corporation; 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 **April 13, 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:

Land in Davidson County, Tennessee, being Lot Nos. 18 & 19 on the Map showing M.P. Estes Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lot Nos. 10 to 13 inclusive on the map of Sharpe & Horn's 5th Addition of record in Book 843, Page 39, of the Register's Office for said County, and described according to a survey made by Z.I. Wilkinson, Surveyor, February 10, 1943, as follows: Beginning at a point in the easterly line of Lot No. 17 of said subdivision 141.2 feet north of the north margin of McKennell Avenue; thence easterly and parallel with the north margin of McKennell Avenue 186 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riverside Drive 150 feet more or less to the north margin of McKennell Avenue; thence westerly along said north margin of McKennell Avenue 65.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.

ALSO KNOWN AS: 102 McKennell Drive, Nashville, Tennessee 37206

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: **Bethany Susanne McGowan; James R. McGowan Jr.; Wachovia Credit Corporation; New Century Mortgage Corporation; Palisades Collection, LLC as Assignee of Chase; Unrecorded Assignees of New Century Mortgage Corporation**

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. **WilA No. 790-122303**

DATED March 14, 2011

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

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

Mar. 18, 25, Apr. 1, 2011 Pg12066

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:

March 18, 2011
March 25, 2011
April 1, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 1st day of **April 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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