RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jerome D. Obey

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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:T20110023810 DEEDTRS
Recvd: 04/25/11 08:58 9 pgs
Fees:47.00 Taxes:0.00
20110425-0031042

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 6, 1998 and recorded April 8, 1998, at Book 10879, Page 266 in the Register's Office of Davidson County, Tennessee, Terri Obey and Jerome D. Obey conveyed to Richard A. Northcutt, of Cannon County, Tennessee, as Trustee for Norwest Mortgage, Inc., 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on May 13, 2010 as Instrument No. 201005130036784 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 November 19, 2010 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on September 14, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on January 5, 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, NA, at and for the sum of $149,802.14, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; 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, NA 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land situated in Nashville, County of Davidson, and State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 23, on the plan of Priest Lake Park, Section II, of record in Plat Book 4175, pages 56-58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerome D. Obey by Warranty Deed recorded April 8, 1998, at Book 10879, Page 263, Register's Office for Davidson County, Tennessee.

Commonly known as: 3737 Edgewater Drive, Nashville, Tennessee 37217.

Tax Parcel No.: 136-07-0 020.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this 19 day of Apr, 11.

Shellie Wallace
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 Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of Apr, 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 $149,802.14, 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.

Shellie Wallace
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 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 Little Rock, Arkansas, this 19 day of Apr, 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:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

FHA No. 483-2542368

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Co-Trustee with a certain deed of trust, dated April 6, 1998, recorded April 8, 1998, at Book 10879, Page 266 in the Register's Office of Davidson County, Tennessee, executed by Jerome D. Obey in favor of Norwest Mortgage, Inc. to secure the payment of a deed of trust note to Norwest Mortgage, Inc..

2. Wells Fargo Bank, NA 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 19 day of Apr, 11.

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

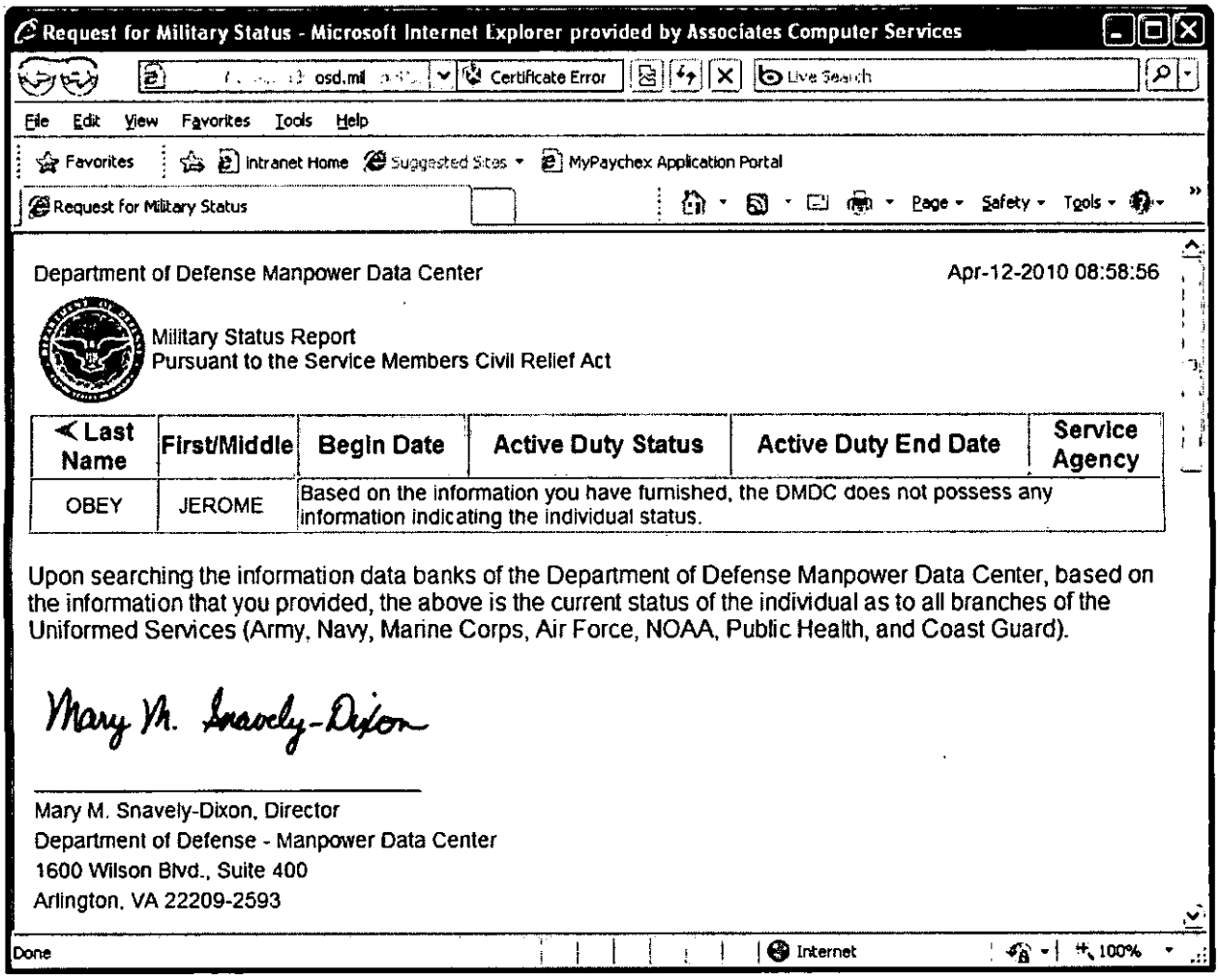
Witness my hand and seal at office in Little Rock, Arkansas this 19 day of Apr, 11.

Melissa G. Peresko
Notary Public

My Commission Expires: _____

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

FHA No. 483-2542368
DServiceMembersAffidavitTN_mokere_110105_1550


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
osd.mil
Certificate Error
Live Search
File Edit View Favorites Tools Help
Favorites
Intranet Home
Suggested Sites
MyPaychex Application Portal
Request for Military Status
Page Safety Tools
Department of Defense Manpower Data Center
Apr-12-2010 08:58:56
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
OBEY
JEROME
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
Done
Internet
100%

1-5

717-15923

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

November 22, 2010

Wilson & Associates, PLLC
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Dear Ms. Dorrough:

This is to acknowledge receipt of your correspondence dated November 15, 2010 regarding Jerome D. Obey, 3737 Edgewater Drive, Nashville, TN 37217, TIN xxx-xx-9507. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact Tanya Allen, badge number 1000342086, telephone number, (615)250-5357, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

for L. Kemes

Leticia Dunn
Technical Services Group Manager

Enclosure

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

November 15, 2010

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7108 2133 3938 3119 0136

RE: Terri Obey and Jerome D. Obey
3737 Edgewater Drive
Nashville, Tennessee 37217
Loan No. 6697757 / W&A No. 717-15923
FHA No. 483-2542368

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Jerome D. Obey, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. William Gearhart
Wells Fargo Bank, N.A.
3476 Stateview
Fort Mill, SC 29715

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: January 5, 2011 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $100,056.61; and the approximate legal fees and costs are $2,500.00.

3225

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
330967906

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 12/06/06 08:27 1 pgs
Fees:12.00 Taxes:0.00
20061206-0150443

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JEROME D OBEY

Residence
3737 EDGEWATER DR
NASHVILLE, TN 37217-4619

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	[redacted]-9507	08/07/2006	09/06/2016	22205.14
1040	12/31/2004	[redacted]-9507	05/30/2005	06/29/2015	25948.20

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 48153.34

This notice was prepared and signed at DALLAS, TX, on this,

the 28th day of November, 2006.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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 April 8, 1998, and the Deed of Trust of even date securing the same, recorded April 8, 1998, at Book 10879, Page 208 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Tami Obey and Jerome D. Obey, conveying certain property therein described to Richard A. Manhoutz, of Cannon County, Tennessee as Trustee for Norwest Mortgage, Inc.; and the undersigned, Sheilla 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 Sheilla 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 January 5, 2011 at 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 situated in Nashville, County of Davidson, and State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 25, on the plan of Priest Lake Park, Section 8, of record in Plat Book 4176, Pages 88-89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

ALSO KNOWN AS: 5737 Edgewater Drive, Nashville, Tennessee 37217

The Hill 3088 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: Tami Obey; Jerome D. Obey; Internal Revenue Service; Ryder Truck Rental Inc.; Bridgestone Learn & Landscape

On or about December 6, 2008, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Jerome D. Obey, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20081208-0150443. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Wells Fargo Bank, NA. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 26 U.S.C. §3410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service has been given timely notice of this action.

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. 717-15923

DATED November 15, 2010.

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

FOR SALE INFORMATION, VISIT HOMEBIDZ.COM and VIEW REALTYTRAC.COM

Nov. 19, 26, Dec. 3, 2010 Wed1268

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:

November 19, 2010
November 26, 2010
December 3, 2010

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 3rd day of **December 2010**, 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

717-15923