RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William Gregory Turner and Lisa Lynn Smith

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:T20110027622 DEEDTRS
Recvd: 05/09/11 14:23 10 pgs
Fees:52.00 Taxes:0.00
20110509-0035553

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 22, 1998 and recorded April 28, 1998, at Book 10904, Page 457 in the Register's Office of Davidson County, Tennessee, William Gregory Turner and Lisa Lynn Smith a/k/a Lisa Smith conveyed to Matt B. Murfree, III, of Rutherford County, Tennessee, as Trustee for Residential Mortgage Corp., a North Carolina 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 **J.P. SELLERS** as Co-Trustee by instrument of record recorded on December 20, 2010 as Instrument No. 20101220-0101151 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 December 10, 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 July 14, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on January 12, 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 CitiMortgage, Inc., at and for the sum of $83,705.27, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. 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 CitiMortgage, Inc. 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 in Davidson County, Tennessee, being Lot Number 197 on the Plan of Section I, Cherry Hills, as of record in Book 3842, Page 124, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the Northerly margin of Anderson Road at the corner of Lots 197 and 198, thence with the line between said Lots, Northerly 103 feet to a point; thence Easterly 110.27 feet to a point in the Westerly margin of Cedarcliff Road; thence Southerly with the margin of same, 88.35 feet to the beginning of a curve; thence around said curve, Southwesterly 39.29 feet to a point in the Northerly margin of Anderson Road; thence with the margin of same, Westerly 88.96 feet to the point of beginning. This conveyance is made subject to restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

Being the same property conveyed to William Gregory Turner and Lisa Lynn Smith by recorded , , Register's Office for Davidson County, Tennessee.

Commonly known as: 3008 Anderson Road, Nashville, Tennessee 37217.
Tax Parcel No.: 150-05-35.00

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 Co-Trustee has hereunto set his or her hand and seal this 12 day of Jan, 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 12 day of Jan, 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 $83,705.27, 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.

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 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 12 day of Jan, 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:
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. 483-2541466-703

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Co-Trustee with a certain deed of trust, dated April 22, 1998, recorded April 28, 1998, at Book 10904, Page 457 in the Register's Office of Davidson County, Tennessee, executed by William Gregory Turner and Lisa Lynn Smith a/k/a Lisa Smith in favor of Residential Mortgage Corp., a North Carolina Corporation to secure the payment of a deed of trust note to Residential Mortgage Corp., a North Carolina Corporation.

2. CitiMortgage, Inc. 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 12 day of Jan, 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 12 day of Jan, 11.

Notary Public

My Commission Expires: _____

FHA No. 483-2541466-703
DServiceMembersAffidavitTN_jdean_110112_1439

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

1/12

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

December 6, 2010

RECEIVED
2010 DEC 10 PM 2:49
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

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

RE: William Gregory Turner and Lisa Lynn Smith a/k/a Lisa Smith
3008 Anderson Road
Nashville, Tennessee 37217
Loan No. 1022087 / W&A No. 817-202109/817-44599
FHA No. 483-2541466-703

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, Lisa L Smith, 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. Margaret Jeffers
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304

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 12, 2011 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $72,401.71; and the approximate legal fees and costs are $2,500.00.

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

December 6, 2010

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

91 7108 2133 3938 2961 6594

RE: William Gregory Turner and Lisa Lynn Smith a/k/a Lisa Smith
3008 Anderson Road
Nashville, Tennessee 37217
Loan No. 1022087 / W&A No. 817-202109/817-44599
FHA No. 483-2541466-703

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, Lisa L Smith, 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. Margaret Jeffers
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63304

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 12, 2011 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $72,401.71; and the approximate legal fees and costs are $2,500.00.

1872

Form 668 (Y)(c) [illegible]

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:	Serial Number	For Optional Use by Recording Office
SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: [illegible]	[illegible]	

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.

[illegible]

20061280-0145482

Name of Taxpayer LISA C SMITH

Residence 1006 [illegible] RD
NASHVILLE, TN 37217-0000

IMPORTANT RELEASE INFORMATION: [illegible]

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	12/31/2002	[redacted]-4642	12/11/2004	01/10/2015	9109.32
1040	12/31/2003	[redacted]-4642	06/07/2004	07/07/2014	1207.49

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

Total $ 10316.71

This notice was prepared and signed at NASHVILLE, TN, on this,

the 24th day of November, 2006

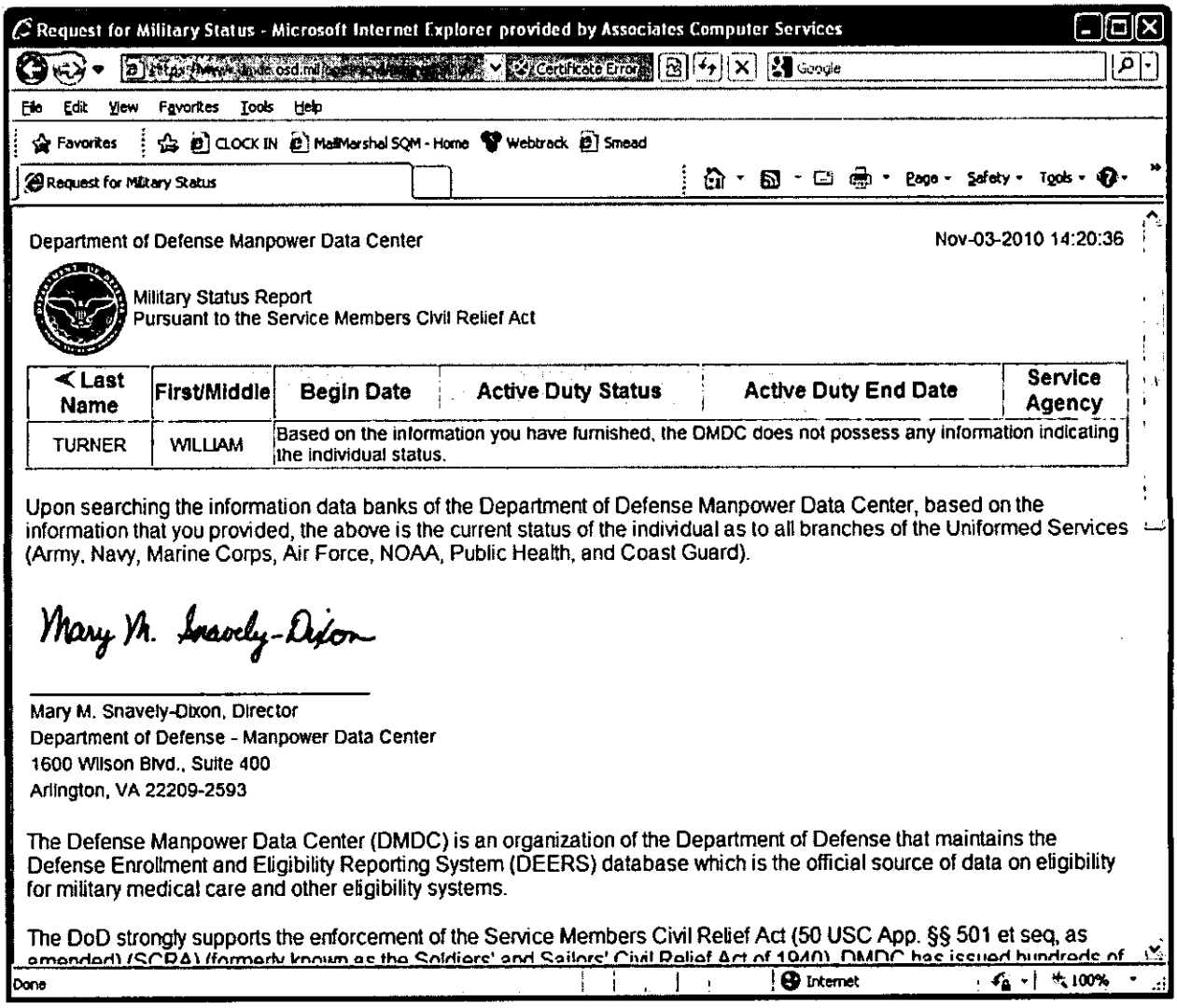
Signature [signature]
for R RAYMOND

Title
ACS
[illegible] 10-00-0000

[illegible]

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. [illegible])
[illegible]


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 Smead

Request for Military Status

Page Safety Tools

Department of Defense Manpower Data Center

Nov-03-2010 14:20:36

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
TURNER	WILLIAM	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

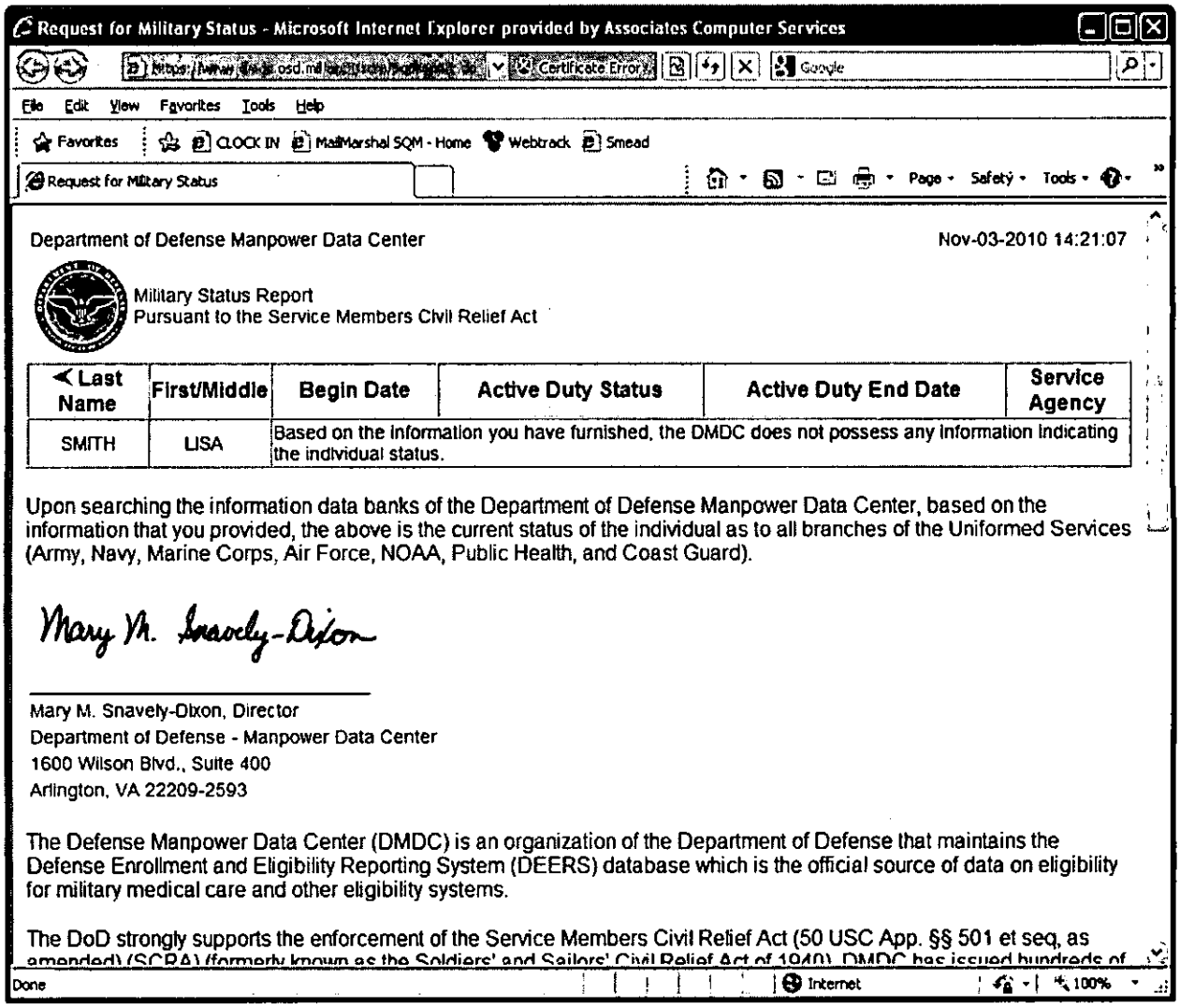
The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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

Done

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
Smead
Request for Military Status
Page
Safety
Tools
Department of Defense Manpower Data Center
Nov-03-2010 14:21:07
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
SMITH
LISA
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
Done
Internet
100%

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion

Total

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 22, 1998, and the Deed of Trust of even date securing the same, recorded April 28, 1998, at Book 10904, Page 457 in Office of the Register of Deeds for Davidson County, Tennessee, executed by William Gregory Turner and Lisa Lynn Smith a/k/a Lisa Smith, conveying certain property therein described to Matt B. Murfree, III, of Rutherford County, Tennessee as Trustee for Residential Mortgage Corp., a North Carolina 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 **January 12, 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:

Lands in Davidson County, Tennessee, being Lot Number 107 on the Plan of Section I, Cherry Hills, as of record in Book 3943, Page 124, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the Northerly margin of Anderson Road at the corner of Lots 107 and 108, thence with the line between said Lots, Northerly 103 feet to a point; thence Easterly 110.27 feet to a point in the Westerly margin of Cedarcliff Road; thence Southerly with the margin of same, 98.25 feet to the beginning of a curve; thence around said curve, Southwesterly 38.29 feet to a point in the Northerly margin of Anderson Road; thence with the margin of same, Westerly 88.96 feet to the point of beginning. This conveyance is made subject to restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

ALSO KNOWN AS: 3009 Anderson Road, Nashville, Tennessee 37217

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: **William Gregory Turner; Lisa Lynn Smith a/k/a Lisa Smith; Internal Revenue Service; Secretary of Housing & Urban Development; Goldman Sachs Mortgage Company**

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. **WAA No. 817-3021.09/817-44399**

DATED December 6, 2010.

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

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

Dec. 10, 17, 24, 2010 Wa11397

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:

December 10, 2010
December 17, 2010
December 24, 2010

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 24th 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

37