-RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Garland B. Miles

GRANTEE(s)
Reverse Mortgage Solutions, Inc.

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:T20110047865 DEEDTRS
Recvd: 08/05/11 10:04 6 pgs
Fees:33.00 Taxes:499.50
20110805-0060313

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 23, 2010 and recorded May 6, 2010, as Instrument No. 20100506-0034594 in the Register's Office of Davidson County, Tennessee, Garland B. Miles conveyed to Alan E. South, Attorney at Law, South & Associates, PC4600 Madison Avenue Suite 801, Kansas City, MO 64112, as Trustee for Urban Financial Group, 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, Reverse Mortgage Solutions, Inc. has appointed **SHELLIE WALLACE** as Successor Trustee and **ANGELA BOYD** as Co-Trustee by instrument of record recorded on July 18, 2011 as Instrument No. 20110718-0054572 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 Reverse Mortgage Solutions, Inc. 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 June 24, 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 April 7, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on July 20, 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 Reverse Mortgage Solutions, Inc., at and for the sum of $135,000.00, 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 Reverse Mortgage Solutions, 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 said Reverse Mortgage Solutions, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6 Division of the Rucker Farm, as of record in Plat Book 1424, page 138, said Register's Office, and more particularly described according to a survey made by George W. Watkins, Surveyor, as follows, to wit:
Beginning at a point in the center of Mt. View Road, said point being as measured from a railroad spike located in Mt. View Road at the southwest corner of Tract No. 6 on said Division of the Rucker Farm as of record in Plan Book 1424, page 138, said Register's Office; thence along the center line of Mt. View Road North 15 degrees 45 minutes East 166.5 feet to a railroad spike; thence continuing along the center line of Mt. View Road North 10 degrees East 43.5 feet to the point of beginning; thence along the center line of Mt. View Road North 10 degrees East a distance of 100 feet to a point in the center line of Mt. View Road; thence South 84 degrees 40 minutes East a distance of 1136 feet to an iron pin; thence South 2 degrees 30 minutes West a distance of 100 feet to an iron pin; thence North 84 degrees 40 minutes West a distance of 1149 feet to the point of beginning, said tract containing 2.62 acres, more or less.

Being the same property conveyed to Garland B. Miles by Warranty Deed recorded May 24, 1978 , at Book 5289, Page 646, Register's Office for Davidson County, Tennessee.

Commonly known as: 5760 Mount View Road, Antioch, Tennessee 37013.

Tax Parcel No.: 164 00 0019.00

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 Reverse Mortgage Solutions, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20th day of July, 2011.

Angela Boyd
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, Angela Boyd, 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 20 day of July, 2011.

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 $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Boyd
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, Angela Boyd, 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 20 day of July, 2011.

Notary Public

My Commission Expires:

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Reverse Mortgage Solutions, Inc.
2727 Spring Creek Drive
Spring, TX 77373

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

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 April 23, 2010, recorded May 6, 2010, as Instrument No. 20100506-0034594 in the Register's Office of Davidson County, Tennessee, executed by Garland B. Miles in favor of Urban Financial Group to secure the payment of a deed of trust note to Urban Financial Group.

2. Reverse Mortgage Solutions, 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 20th day of July, 20[illegible].

Angela Boyd
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, Angela Boyd, 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.

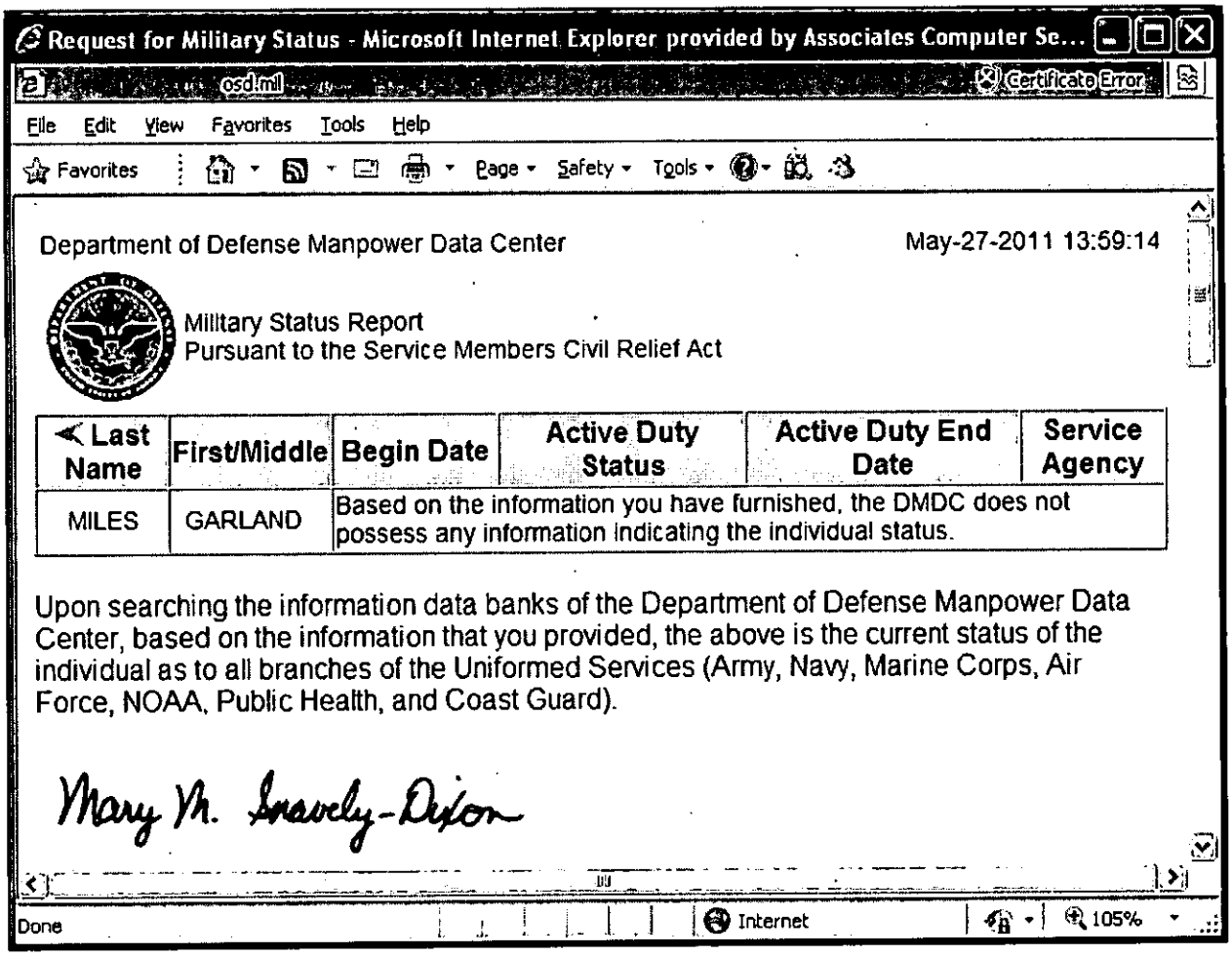
Witness my hand and seal at office in Little Rock, Arkansas this 20 day of July, 11.

Notary Public

My Commission Expires: _____

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

DServiceMembersAffidavitTN_bboone_110720_1350


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Se...
osd.mil
Certificate Error
File Edit View Favorites Tools Help
Favorites
Page Safety Tools
Department of Defense Manpower Data Center
May-27-2011 13:59:14
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
MILES
GARLAND
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
105%

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 23, 2010, and the Deed of Trust of even date securing the same, recorded May 6, 2010, as Instrument No. 20100506-0034594 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Garland B. Miles, conveying certain property therein described to Alan E. South, Attorney at Law, South & Associates, PC4800 Madison Avenue Suite 801, Kansas City, MO 64112 as Trustee for Urban Financial Group; 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 July 20, 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 the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6 Division of the Rucker Farm, as of record in Plat Book 1434, Page 128, said Register's Office, and more particularly described according to a survey made by George W. Watkins, Surveyor, as follows, to wit:

Beginning at a point in the center of Mt. View Road, said point being as measured from a railroad spike located in Mt. View Road at the southwest corner of Tract No. 6 of said Division of the Rucker Farm as of record in Plat Book 1434, page 128, said Register's Office; thence along the center line of Mt. View Road North 10 degrees 45 minutes East 198.6 feet to a railroad spike; thence continuing along the center line of Mt. View Road North 10 degrees East 48.5 feet to the point of beginning; thence along the center line of Mt. View Road North 10 degrees East a distance of 100 feet to a point in the center line of said Mt. View Road, said point being [illegible] of said Section, thence, a distance of 1,238 feet to an actual plat thence South 2 degrees 30 minutes West, a distance of 100 feet to an iron pipe thence North 84 degrees 40 minutes West, a distance of 1,040 feet to the point of beginning; said tract containing 2.62 acres, more or less.

ALSO KNOWN AS: 6760 Mount View Road, Antioch, Tennessee 37013

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: Garland B. Miles; Secretary of Housing & Urban Development; Capital One Bank (USA), NA; Estate of Garland B. Miles; Heirs of Garland B. Miles, if any; Unknown Heirs of Garland B. Miles

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. W&A file. 1490-368868

DATED June 21, 2011

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

FOR SALE INFORMATION, VISIT WWW.SERVICELINK.COM and WWW.SEMLYTRAC.COM

June 24, July 1, 8, 2011 Fs12763

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:

June 24, 2011
July 1, 2011
July 8, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 8th day of **July 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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