**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Brandie Taylor and Jeremy Taylor**

**GRANTEE(s)**
**U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3**

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:T20110081923 DEEDTRS
Recvd: 12/28/11 08:29 16 pgs
Fees:83.00 Taxes:407.00
20111228-0101169

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 28, 2006 and recorded August 2, 2006, as Instrument No. 20060802-0094262 in the Register's Office of Davidson County, Tennessee, Brandie Taylor and Jeremy Taylor conveyed to Advantage Title & Escrow, as Trustee for Peoples Home Equity, 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, U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 16, 2011 as Instrument No. 20111116-0089304 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 U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 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 11, 2011 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on February 7, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on December 14, 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 U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3, at and for the sum of $110,000.00, 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 Successor 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 U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson County, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671, in the Register's Office of Davidson County, Tennessee R.O.D.C., Tennessee and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84 degrees 31 minutes 44 seconds West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; thence, with the Southern R.O.W. of said Craft Road, being the northern margin of an 50 foot Ingress, Egress and Utility Easement North 75 degrees 38 minutes 07 seconds West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual Point of Beginning; Thence, leaving said R.O.W. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the Southern boundary of herein described Tract 2 along a curve to the right of having a Delta Angle of 2 degrees 20 minutes 18 seconds, a Radius of 1170.92 feet, Tangent of 23.90 and a chord bearing and distance of South 6 degrees 01 minutes 25 seconds West 47.78 feet to a point; thence, South 5 degrees 54 minutes 13 seconds West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 3 degrees 17 minutes 00 seconds, a Radius of 1079.65 feet, Tenant of 30.94 feet and a chord Bearing and Distance of South 7 degrees 32 minutes 50 seconds West 61.86 feet to a point; Thence, leaving said easement North 83 degrees 30 minutes 54 seconds West 472.40 feet to a point; Thence, North 8 degrees 38 minutes 50 seconds East 97.74 feet to a point ; Thence, North 83 degrees 43 minutes 03 seconds West 1205.67 feet to the western boundary of J. Derick Stevens as of record in Book 7403, Page 414 in R.O.D.C.; Thence , along said western boundary North 6 degrees 27 minutes 56 seconds East 100 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 3346, Page 54 in R.O.D.C.; point of Beginning. Containing 5.001 acres or 217,824.76 square feet to a found iron rod, being the southwest corner of Carol Marrie Palmer as of record in Book 43419, Page 538 R.O.D.C.; Thence, along said southern boundary and others South 83 degrees 23 minutes 59 seconds East 1089.09 feet to a point; Thence, South 83 degrees 43 minutes 17 seconds West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 6519, Page 820 R.O.D.C.; also the being the southwest corner of Patrician Chapman estes as of record in Book 7617, Page 156, R.O.D.C.; Thence along the southern boundary of said Estes South 83 degrees 46 minutes 53 seconds West 144.53 feet to found iron rod, being the southwest corner of Forrest Jell Burton as of record in Book 5221, Page 393, R.O.D.C.; Thence, along the southern boundary of said Burton South 83 degrees 46 minutes 53 seconds east 117.41 feet to the Point of Beginning.

Being the same property conveyed to Brandie Taylor and Jeremy Taylor by Warranty Deed recorded August 2, 2006 , as Instrument No. 20060802-0094261, Register's Office for Davidson County, Tennessee.

Commonly known as: 5770 Craft Road, Joelton, Tennessee 37080.

Tax Parcel No.: 02900037200

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) and/or subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(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 U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 16 day of Dec, 2011.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 16 day of Dec, 2011.

Mary Barnes
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 08/18/2014

Mary Barnes
Notary Public

My Commission Expires: 8/18/2014

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 $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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Witness my hand and seal at office in Little Rock, Arkansas, this 16 day of Dec, 2011.

Mary Barnes
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 08/18/2014

Mary Barnes
Notary Public

My Commission Expires: 8/18/2014

**PROPERTY OWNER OR AGENCY**
**RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006
MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

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 9, 2011

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

RE: Brandie Taylor and Jeremy Taylor
5770 Craft Road
Joelton, Tennessee 37080
Loan No. 705915601 / W&A No. 725-188947

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, Jeremy D. Taylor, 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. Sandy Gladding
Ocwen Loan Servicing, LLC
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

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

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

4. Sale date and location: December 14, 2011 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $104,964.39; 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

November 9, 2011

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

91 7108 2133 3939 2257 2100

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5770 Craft Road
Joelton, Tennessee 37080
Loan No. 705915601 / W&A No. 725-188947

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5. The principal balance due is $104,964.39; and the approximate legal fees and costs are $2,500.00.

3592

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
628675010

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20100013223 LIENFTL
Recvd: 03/05/10 09:34 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100305-0017013

**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 JEREMY D TAYLOR

Residence 5770 CRAFT RD
JOELTON, TN 37080-8992

**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 | 12/31/2002 | XXX-XX-8312 | 03/30/2009 | 04/29/2019 | 6005.28 |
| 1040 | 12/31/2005 | XXX-XX-8312 | 03/30/2009 | 04/29/2019 | 6607.14 |
| 1040 | 12/31/2006 | XXX-XX-8312 | 03/30/2009 | 04/29/2019 | 7790.31 |
| | | | | Total | $ 20402.73 |

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

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

the 24th day of February, 2010.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0006

(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

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

November 18, 2011

Shellie Wallace
Wilson & Associates, P.L.L.C.
1521 Merrill Dr., Suite D-220
Little Rock, AR 72211

Re: Foreclosure Sale of Property Owned by: **Brandie Taylor**
Entity Number: **002 XXXXX72871/000**
W&A Number: 725-188947/5770 Craft Road

This is in reference to your letter dated November 14, 2011 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **December 14, 2011** is **$4,490.48**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

November 18, 2011

Shellie Wallace
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Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

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 9, 2011

Ms. Becky Tellas
Tennessee Department of Revenue
P.O. Box 190665
Nashville, Tennessee 37219-0665

91 7108 2133 3939 2257 2117

RE: Brandie Taylor and Jeremy Taylor
5770 Craft Road
Joelton, Tennessee 37080
W&A No. 725-188947

Dear Ms. Tellas:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Notice of Trustee's Sale;
2. Tennessee State Tax Lien; and
3. First and last pages from the Deed of Trust pertinent to the subject property.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Brandie Taylor, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

**WILSON & ASSOCIATES, P.L.L.C.**

Shellie Wallace

Enclosures
cc w/enc.: Ms. Sandy Gladding

CtoStateTaxDeptreLienTN-NJ_tcrow_111104_1354

N0009601 8790643090428

# TENNESSEE DEPARTMENT OF REVENUE

## NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

*FOR DEPARTMENT OF REVENUE USE ONLY*

| TAXPAYER: | ENTITY ID: |
|---|---|
| BRANDIE TAYLOR | 002 [redacted]-7281/AKK |
| D/B/A: BRANDIE TAYLOR<br>5432 CLARKSVILLE HWY<br>WHITES CREEK TN 37189-9017 | 002 [redacted]7281<br>COUNTY: DAVIDSON |

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on April 29, 2009.

COMMISSIONER OF REVENUE

By: William E Hobbs

Delegate of Commissioner

*FOR REGISTER USE ONLY .... PRINT OR STAMP*

| BOOK NO | PAGE NO. | DATE | TIME |
|---|---|---|---|

REGISTER

BILL GARRETT, Davidson County
Trans:T20090029129 LIENSTL
Recvd: 05/04/09 10:39 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090504-0040266

BY: _____

RV-N0009601

# 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. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated June 28, 2006, recorded August 2, 2006, as Instrument No. 20060802-0094262 in the Register's Office of Davidson County, Tennessee, executed by Brandie Taylor and Jeremy Taylor in favor of Peoples Home Equity, Inc. to secure the payment of a deed of trust note to Peoples Home Equity, Inc..

2. 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.

3. 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 14 day of Dec, 2011.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

## ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

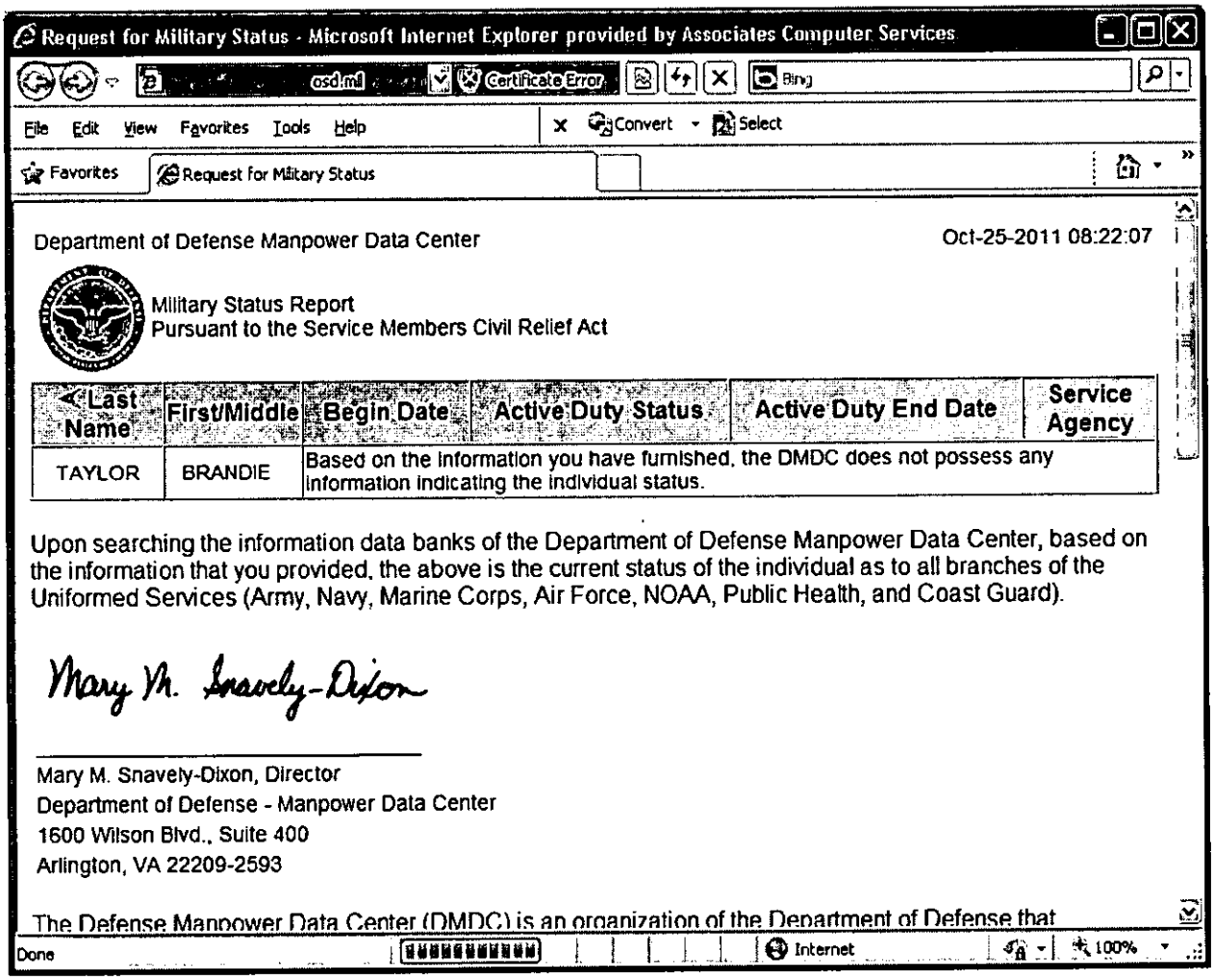
Witness my hand and seal at office in Little Rock, Arkansas this 16 day of Dec, 2011.

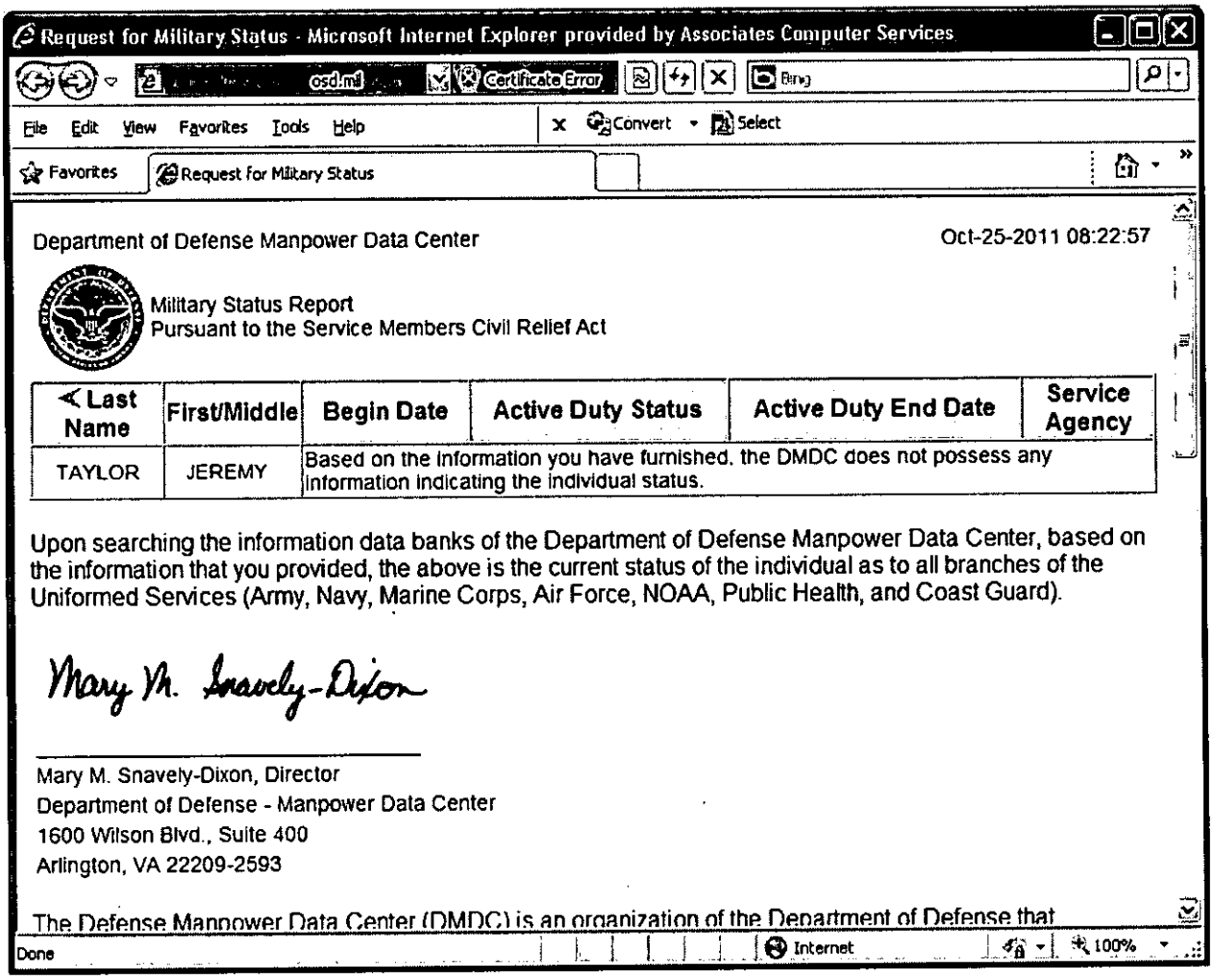
Mary Barnes
Notary Public

Mary Barnes
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 08/18/2014

My Commission Expires: 8/18/2014

DServiceMembersAffidavitTN_jdean_111214_1054


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
osd.mil
Certificate Error
Bing
File Edit View Favorites Tools Help
Convert
Select
Favorites
Request for Military Status
Department of Defense Manpower Data Center
Oct-25-2011 08:22:07
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
TAYLOR
BRANDIE
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
Done
Internet
100%


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
osd.mil
Certificate Error
File Edit View Favorites Tools Help
Convert
Select
Favorites
Request for Military Status
Department of Defense Manpower Data Center
Oct-25-2011 08:22:57
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
TAYLOR
JEREMY
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
Done
Internet
100%

**COST OF PUBLICATION**

**First Insertion** _____
**Second Insertion** _____
**Third Insertion** _____

**Total** _____

725-188947

**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:

**November 11, 2011**
**November 18, 2011**
**November 25, 2011**

**THE WESTVIEW NEWSPAPER, LLC**

**By:** _____
**Catron J. Kerr, Administrative Assistant**

**STATE OF TENNESSEE**

On this **25th** day of **November 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**

## 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 June 28, 2006, and the Deed of Trust of even date securing the same, recorded August 2, 2006, as Instrument No. 20060802-0094252 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Brandie Taylor and Jeremy Taylor, conveying certain property therein described to Advantage Title & Escrow as Trustee for Peoples Home Equity, Inc.; 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 **December 14, 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 tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson County, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggett, III recorded in Book 6676, Page 971, in the Register's Office of Davidson County, Tennessee R.O.D.C., Tennessee and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggett North 84 degrees 21 minutes 44 seconds West 348.29 feet to a point at the northwest corner of said lands of Baggett and being the eastern Right of Way of Craft Road; thence, with the Southern R.O.W. of said Craft Road, being the northern margin of an 50 foot Ingress, Egress and Utility Easement North 78 degrees 38 minutes 07 seconds West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual Point of Beginning; Thence, leaving said R.O.W. Margin and along the western margin of said 50' foot Ingress, Egress and Utility Easement being the Southern boundary of herein described Tract 2 along a curve to the right of having a Delta Angle of 2 degrees 30 minutes 18 seconds, a Radius of 1170.92 feet, Tangent of 25.50 and a chord bearing and distance of South 8 degrees 01 minutes 25 seconds West 47.75 feet to a point; thence, South 9 degrees 26 minutes 13 seconds West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 3 degrees 17 minutes 00 seconds, a Radius of 1079.65 feet, Tenant of 30.94 feet and a chord Bearing and Distance of South 7 degrees 32 minutes 50 seconds West 61.95 feet to a point; Thence, leaving said easement North 83 degrees 50 minutes 54 seconds West 472.40 feet to a point; Thence, North 6 degrees 39 minutes 50 seconds East 97.74 feet to a point ; Thence, North 83 degrees 43 minutes 28 seconds West 1301.87 feet to the eastern boundary of J. Dolph Parsons Sr. of record in Book 7408, Page 414 R.O.D.C.; Thence, along said western boundary North 6 degrees 27 minutes 55 seconds East 100 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 2048, Page 54 in R.O.D.C.; point of Beginning. Containing 8.021 acres or 317,834.76 square feet to a found iron rod, being the southwest corner of Carol Marie Palmer as of record in Book 48418, Page 528 R.O.D.O.; Thence, along said southern boundary and others South 83 degrees 28 minutes 58 seconds East 1089.09 feet to a point; Thence, South 83 degrees 43 minutes 17 seconds West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 8819, Page 620 R.O.D.O.; also the being the southwest corner of Patricia Chapman estate as of record in Book 7617, Page 186, R.O.D.C.; Thence along the southern boundary of said lands South 83 degrees 46 minutes 53 seconds West 144.89 feet to found iron rod, being the southwest corner of Forrest Jeff Burton as of record in Book 8221, Page 283, R.O.D.C.; Thence, along the southern boundary of said Burton South 83 degrees 46 minutes 53 seconds east 117.41 feet to the Point of Beginning.**

**ALSO KNOWN AS: 5770 Craft Road, Joelton, Tennessee 37080**

This HB 3822 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: Brandie Taylor; Raymond E. Foster and Jane W. Foster; Capital One Bank USA N.A.; Jeremy Taylor; Travelers Team; Tennessee Department of Revenue; Internal Revenue Service

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 No. 725-188 947**

DATED November 4, 2011

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

**FOR SALE INFORMATION, VISIT WWW.MYWA.COM and WWW.REALTYTRAC.COM**

Nov. 11, 18, 25, 2011 fld13584