This Instrument Prepared by Richard A. Northcutt, Attorney, 215 W. High St., Woodbury, TN 37190

BILL GARRETT, Davidson County
Trans:T20120012662 DEEDTRS
Recvd: 02/21/12 15:08 5 pgs
Fees:28.00 Taxes:90.93
20120221-0014962

Name/Address of New Owner:

Barbara Thompson
13557 Big Springs Rd.
Christiana, TN 37037

Send Tax Bill to: Owner

Tax Parcel No. 043130A05200CO

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 19, 1999 and recorded on August 20, 1999 in Trust Deed Book 11628, Page 517, in the Register's Office of Davidson, Tennessee, ELIZABETH L. WALKER conveyed to Richard A. Northcutt as Trustee for Barbara Thompson, 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, 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 beneficiary has requested the Trustee, upon proper advertisement and notice, to 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 in conformity with the terms and provisions of said Deed of Trust, and T.C.A. Sec. 35-5-104; said advertisement began on January 23, 2012 and was advertised a total of three (3) times, prior to actual sale date. The HB Letter was mailed to the borrower on October 27, 2011 pursuant to T.C.A. Sec. 35-5-117; and,

WHEREAS, pursuant to said advertisement and notice, on February 15, 2012 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 BARBARA THOMPSON for the sum of Twenty-Four Thousand Five Hundred Seventy-Six ($24,576.00) Dollars, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by BARBARA THOMPSON of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Richard A. Northcutt, as Trustee, does hereby grant, bargain, sell, and convey to the said BARBARA THOMPSON, her successors and assigns, in fee simple forever, the property above-mentioned and now further described as certain real estate in Davidson County, Tennessee as follows:

APARTMENT UNIT Number 5-4, of Robin Hood Condominium created under Title 65, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to ELIZABETH L. WALKER by Warranty Deed of record in Deed Book 11628, Page 515, Register's Office for Davidson County, Tennessee.

Commonly known as: 323 Forest Park Rd., Unit 4, Madison, TN 37115.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Barbara Thompson, her successors, heirs, and assigns, in fee simple forever, to whom the said Richard A. Northcutt, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through and under him, as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Richard A. Northcutt, Trustee, on February 15, 2012 has hereunto set his hand and seal.

RICHARD A. NORTHCUTT, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared RICHARD A. NORTHCUTT, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing instrument (Trustee's Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on February 15, 2012.

NOTARY PUBLIC

KYLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

My Commission Expires:
4-24-2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $24,576.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on February 15, 2012.

My Commission Expires 4-24-2013

Notary Public

KYLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

EXHIBIT A

SERVICE MEMBERS CIVIL RELIEF ACT AFFIDAVIT

State of Tennessee

County of Cannon

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

1. I am the Trustee on a certain deed of trust dated August 19, 1999 and recorded on August 20, 1999 in Trust Deed Book 11628, Page 517, in the Register's Office of Davidson, Tennessee, executed by Elizabeth L. Walker in favor of Barbara Thompson to secure the payment of a deed of trust note to Barbara Thompson.

2. To the best of my knowledge and belief, the mortgagor holding an interest in the above-described property was (a) not a member of the Armed Forces of the United States of America and had not been a member of any such entities for at least three (3) month prior to the date of the foreclosure sale the subject hereof or (b) was not a member of the 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 Service Members Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 15th day of February, 2012.

Richard A. Northcutt, Affiant

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared RICHARD A. NORTHCUTT, Trustee, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing Affidavit for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on February 15, 2012.

My Commission Expires 4-24-2013

NOTARY PUBLIC

KYLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON

Department of Defense Manpower Data Center Jan-19-2012 09:04:27

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
WALKER	ELIZABETH L	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 thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

THE City Paper

Affidavit of Publication

State of Tennessee

County of Davidson

I, Dorothy Cheeney, for The City Paper, a weekly newspaper published and distributed in the aforementioned county and state, hereby certify that the attached advertisement appeared in The City Paper.

Jan 23, 30, Feb. 6, 2012

Subscribed and sworn to before me,

This 6 day of February, 2012.

Notary Public

My Commission Expires January [illegible]

[illegible] TE [illegible] SSEE [illegible] ARY PUBLIC COUNTY OF DAVIDSON

210 12th Avenue South, Suite 100, Nashville, TN 37203 Phone 615-244-7989

Legals

NOTICE OF FORECLOSURE

Default having been made by failure to comply with the terms and conditions of a certain promissory note from ELIZABETH L. WALKER to BARBARA THOMPSON dated August 19, 1999 and secured by a Deed of Trust dated August 19, 1999 and filed for record on August 20, 1999 in Trust Deed Book 11628, Page 517, Register's Office for Davidson County, Tennessee, wherein the property therein described was conveyed to Richard A. Northcutt, Trustee, to secure the indebtedness therein described, the said note being the note hereinabove mentioned, and the entire indebtedness having been declared due and payable as provided in said deed of trust and note, and payment not having been made as demanded by lender, notice is hereby given that I, Richard A. Northcutt, Trustee, pursuant to the power, duty, and authority vested in and imposed upon me in the Deed of Trust, having been requested so to do by the lawful owner of said indebtedness, will on Wednesday, February 15, 2012 at 1:00 P.M. at the Bridgestone Arena at 501 Broadway in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in said deed of trust, the following described real estate in Davidson County, Tennessee, together with any and all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property (collectively, the "Property"): Certain real estate in Davidson County, Tennessee as follows: APARTMENT UNIT Number 5-4, of Robin Hood Condominium created under Title 65, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, to which reference is hereby made. Being the same property conveyed to ELIZABETH L. WALKER by Warranty Deed of record in Deed Book 11628, Page 515, Register's Office for Davidson County, Tennessee. The street address of the Property is believed to be: 323 Forest Park Rd., Unit 4, Madison, TN 37115, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control. The HB 3588 letter was mailed to the borrower on October 27, 2011 pursuant to TCA 35-5-117. Said sale is or may be subject to any and all unpaid taxes plus penalty and interest, if any, and any unpaid association dues, if any; defects, encumbrances, adverse claims and any other matters which take priority over the deed of trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency; statutory redemption rights, liens, easements, plan of record, set back lines, restrictions, and any other prior claims. This property is to be sold AS IS WHERE IS without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The right is reserved to adjourn the date of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above. If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their successful bid, shall be deemed the successful bidder.

RICHARD A. NORTHCUTT, Trustee

TCP Jan. 23, 30, Feb. 6, 2012

Legals