RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Donna Wallace

GRANTEE(s)
Aubrey Hiam

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: T20120035226 DEEDTRS
Recvd: 05/14/12 10:36 6 pgs
Fees: 33.00 Taxes: 141.37
20120514-0041344

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 14, 2005 and recorded December 28, 2005, as Instrument No. 20051228-0155226 in the Register's Office of Davidson County, Tennessee, Donna Wallace conveyed to Advantage Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Pinnacle Financial Corporation D/B/A Tri Star Lending Group and Pinnacle Financial Corporation D/B/A Tri Star Lending Group's successors and assigns, 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 Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006RS2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 25, 2012 as Instrument No. 20120425-0035493 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 Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006RS2 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 March 9, 2012 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of April 4, 2012; and on said date the sale was announced to be postponed to may 2, 2012. A Notice of Right to Foreclose was mailed to the borrower(s) on November 9, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on May 2, 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 Aubrey Hiam, at and for the sum of $38,209.00, 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 Aubrey Hiam 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 Aubrey Hiam, its successors and 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 244, Section 4, On the Plan of Valley Grove, of record in Plat Book 5800, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Donna Wallace by Warranty Deed recorded December 28, 2005 , as Instrument No. 20051228-0155225, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1008 Central Valley Court, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 087 13 085.00

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 Aubrey Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of May, 2012

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, 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 8 day of May 2012.

_____
Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4/19/2021

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 $$38,209.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Aubrey Hiam

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
265 Hunters Lane
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ 38,209.00

_____, Affiant

Subscribed and sworn before me this the 14 Day of May, 2012.

_____, Deputy Register

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 states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated December 14, 2005, recorded December 28, 2005, as Instrument No. 20051228-0155226 in the Register's Office of Davidson County, Tennessee, executed by Donna Wallace in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Pinnacle Financial Corporation D/B/A Tri Star Lending Group and Pinnacle Financial Corporation D/B/A Tri Star Lending Group's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Pinnacle Financial Corporation D/B/A Tri Star Lending Group and Pinnacle Financial Corporation D/B/A Tri Star Lending Group's successors and assigns.

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 8 day of May, 2012.

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, 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 8 day of May, 2012.

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_jdean_120502_1359

Department of Defense Manpower Data Center

Dec-22-2011 12:42:05

Web page snapshots at 12/22/2011 3:37:15 PM

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
WALLACE	DONNA	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.

More Information on "Active Duty Status"
Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

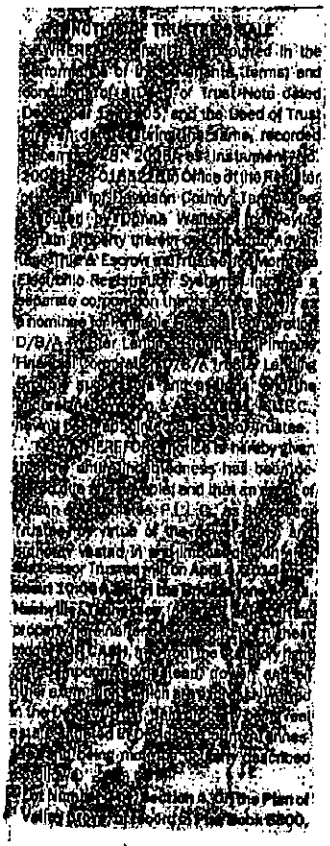
Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:BDP9A4KNAS

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total



NOTICE OF TRUSTEE'S SALE

WHEREAS, [illegible] executed in the aforementioned [illegible] terms and conditions of [illegible] Deed of Trust Note dated December [illegible] 2005, and the Deed of Trust [illegible] securing the same, recorded [illegible] 2006 as Instrument No. 20060103-0001825 in the Office of the Register of Deeds for Davidson County, Tennessee, executed by Dolana Wallace, conveying certain property therein described to Apex Title & Escrow and Fidelity National Default Title Services, LLC, a separate corporation [illegible] to secure [illegible] Financial Corporation d/b/a Tri-star Lending Group, Mortgage Electronic Registration Systems, Inc. as nominee for Platinum Financial Corporation d/b/a Tri-star Lending Group [illegible] and that an event of default has occurred [illegible] the terms of the Deed of Trust [illegible] and that all conditions precedent [illegible] have been complied with [illegible] and that the undersigned [illegible] Successor Trustee will on April 3, 2012 at 10:00 A.M. at the [illegible] Nashville, Davidson County, Tennessee, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Davidson County, Tennessee, to-wit:

Lot Number [illegible] Section A-3 of The Plan of Valley [illegible] of Plat Book 6800, Page 174, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 1006 Central Valley Court, Hermitage, Tennessee 37076

The [illegible] mailed to the [illegible] Code Annotated 35-5-117. This [illegible] subject to all matters shown on [illegible] which may affect the [illegible] and any rights of [illegible] that may be [illegible] the property. [illegible] of the aforesaid property, [illegible] or claim of interest in the above-described property: Dolana Wallace; Platinum Financial Corporation d/b/a Tri-star Lending Group, Mortgage Electronic Registration Systems, Inc. as nominee for Platinum Financial Corporation d/b/a Tri-star Lending Group [illegible] to be [illegible] the right to [illegible] sale to any day, [illegible] of publication with [illegible] place of sale [illegible]

WILSON & ASSOCIATES, P.L.L.C., Substitute Trustee

FOR SALE INFORMATION VISIT WWW.MYFR.COM and WWW.REALTYTRAC.COM

Mar. 9, 16, 23, 2012 Fn14336

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

March 9, 2012
March 16, 2012
March 23, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 23rd day of **March 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS