RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Richard Penny

GRANTEE(s)
US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8

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:T20120042664 DEEDTRS
Recvd: 06/11/12 08:29 6 pgs
Fees:33.00 Taxes:394.01
20120611-0050481

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 28, 2006 and recorded July 14, 2006, as Instrument No. 20060714-0085009 in the Register's Office of Davidson County, Tennessee, Richard Duane Penny, Jr. a/k/a Richard Penny conveyed to Robert M. Wilson, Esquire, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'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, US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8 secured has appointed **SHELLIE WALLACE** as Successor Trustee and **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on April 25, 2011 as Instrument No. 20110425-0030980 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 US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8 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 3, 2011 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of June 29, 2011; and on said date the sale was announced to be postponed to July 27, 2011; and on said date the sale was announced to be postponed to August 24, 2011; and on said date the sale was announced to be postponed to September 21, 2011; and on said date the sale was announced to be postponed to October 19, 2011; and on said date the sale was announced to be postponed to November 16, 2011; and on said date the sale was announced to be postponed to December 14, 2011; and on said date the sale was announced to be postponed to January 11, 2012; and on said date the sale was announced to be postponed to February 8, 2012; and on said date the sale was announced to be postponed to March 7, 2012; and on said date the sale was announced to be postponed to April 4, 2012; and on said date the sale was announced to be postponed to May 2, 2012; and on said date the sale was announced to be postponed to May 30, 2012; and

WHEREAS, pursuant to said advertisement and notice, on May 30, 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 US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8, at and for the sum of $106,488.00, 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 US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8 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 US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8, 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 82 on the Plan of Battlewood, Section 1 of record in Instrument Number Plat Book 1835, Page 31, and Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Richard Penny by Warranty Deed recorded July 14, 2006 , as Instrument No. 20060714-0085008, Register's Office for Davidson County, Tennessee.

Commonly known as: 723 Dover Road, Nashville, Tennessee 37211-2640.

Tax Parcel No.: 11912010700

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 US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6 day of June, 2017.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of June, 2017.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

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 $106,488.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor 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, AR this 6 day of June, 2017.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank, National Association, as Trustee for Residential Asset Securities Corp 2006-EMX8
3476 Stateview Blvd
Fort Mill, SC 29715

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. I am the Successor Trustee with a certain deed of trust, dated June 28, 2006, recorded July 14, 2006, as Instrument No. 20060714-0085009 in the Register's Office of Davidson C ounty, Tennessee, executed by Richard Duane Penny, Jr. a/k/a Richard Penny in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'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 Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'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 6 day of June, 2012.

Shellie Wallace
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, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of June,

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitOLD_slec_120530_1224

Department of Defense Manpower Data Center

Results as of : May-29-2012 12:47:37

SCRA 2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PENNY First Name: RICHARD D

Active Duty Status As Of: May-29-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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 June 28, 2006, and the Deed of Trust of even date securing the same, recorded July 14, 2006, as Instrument No. 20060714-0085009 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Richard Duane Penny, Jr. a/k/a Richard Penny, conveying certain property therein described to Robert M. Wilson, Esquire as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'s successors and assigns; 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 June 23, 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 Davidson County, Tennessee, being Lot Number 62 on the Plan of Battlewood, Section 1 of record in Instrument Number Plat Book 1235, Page 31, and Register's Office for said County, to which reference is made for a more complete description.

ALSO KNOWN AS: 723 Dover Road, Nashville, Tennessee 37211-3940

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: Richard Duane Penny a/k/a Richard Penny Jr.; Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Lenders Network USA, Inc.; Mortgage Lenders Network USA, Inc.; Litton Loan Servicing LP

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. 870-139719

DATED May 27, 2011

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

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

June 3, 10, 17, 2011 Fg12596

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 3, 2011
June 10, 2011
June 17, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 17th day of **June 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

23