RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Eddie R. Rhines

GRANTEE(s)
Goldman Sachs Mortgage Company

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:T20120057212 DEEDTRS
Recvd: 08/02/12 14:29 10 pgs
Fees:53.00 Taxes:384.80
20120802-0068693

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 5, 2007 and recorded February 6, 2007, as Instrument No. 20070206-0015551 in the Register's Office of Davidson County, Tennessee, Eddie R. Rhines and Lisa J. Romeo conveyed to Wagon Wheel Title & Escrow LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation'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, Goldman Sachs Mortgage Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 6, 2012 as Instrument No. 20120606-0049399 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 Goldman Sachs Mortgage Company 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 May 25, 2012 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of June 25, 2012; and on said date the sale was announced to be postponed to July 25, 2012. A Notice of Right to Foreclose was mailed to the borrower(s) on August 17, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on July 25, 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 Goldman Sachs Mortgage Company, at and for the sum of $104,000.00, 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 Goldman Sachs Mortgage Company 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 Goldman Sachs Mortgage Company, 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 Part of Lot No. 3 on the Map of the lands of K. J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, northwesterly 200 feet, more or less, to a point on the southeasterly margin of Hickory Drive thence with the margin of said drive, North 45 deg. 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd.; thence with the margin of said Blvd., South 41 deg. 12 minutes East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Eddie R. Rhines by Warranty Deed recorded February 6, 2007, as Instrument No. 20070206-0015550, Register's Office for Davidson County, Tennessee.

Commonly known as: 1199 Old Hickory Boulevard, Nashville, Tennessee 37207.
Tax Parcel No.: 04108003700

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).

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 Goldman Sachs Mortgage Company, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 day of July, 2012

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 30 day of July, 2012

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

_____
Notary Public
My Commission Expires: 4-5-22

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 $104,000.00, 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: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 30 day of July, 2012.

_____
Notary Public
My Commission Expires: 4-5-22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Goldman Sachs Mortgage Company
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue was mailed out via overnight mail on 21st day of May, 2012 and the tracking number for said notice letter is 91 7108 2133 3939 2261 0987 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Kristin A. Camp
Successor-Trustee

ACKNOWLEDGMENT

STATE OF AR
COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires:
4-5-22

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 30 day of July, 2012, personally appearing before the undersigned, Kristin A. Camp, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated February 5, 2007, executed by Eddie R. Rhines and Lisa J. Romeo, as mortgagor(s), in favor of Wagon Wheel Title & Escrow LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation's successors and assigns, and recorded February 6, 2007, as Instrument No. 20070206-0015551 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Map of the lands of K. J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:
>
> Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, northwesterly 200 feet, more or less, to a point on the southeasterly margin of Hickory Drive thence with the margin of said drive, North 45 deg. 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd.; thence with the margin of said Blvd., South 41 deg. 12 minutes East 145.00 feet, more or less, to the beginning.
>
> Being the same property conveyed to Eddie R. Rhines by Warranty Deed recorded February 6, 2007 , as Instrument No. 20070206-0015550, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1199 Old Hickory Boulevard, Nashville, Tennessee 37207

That a foreclosure sale of said property was scheduled for sale on July 25, 2012, at the Bridgestone Arena in Nashville, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on May 15, 2008, as Instrument No. 20080515-0050026, in the real estate records of Davidson County, Tennessee.

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

May 21, 2012

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

91 7108 2133 3939 2261 0987

RE: Eddie R. Rhines and Lisa J. Romeo
1199 Old Hickory Boulevard
Nashville, Tennessee 37207
Loan No. 7091687207 / W&A No. 725-221052

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, Eddie Ray Rhines, 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. 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: June 27, 2012 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $162,964.43; and the approximate legal fees and costs are $2,500.00.

4604

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
443536208

For Optional Use by Recording Office

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.

Davidson County LIENFIL
Recvd: 05/15/08 11:54 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20080515-0050026

Name of Taxpayer EDDIE RAY RHINES

Residence 118 16TH AVE S
NASHVILLE, TN 37203-3100

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)
941	12/31/1996	62-1647166	05/12/1997	N/A	3561.38
941	03/31/1997	62-1647166	08/25/1997	N/A	3155.63
941	06/30/1997	62-1647166	10/27/1997	N/A	212.98
941	09/30/1997	62-1647166	12/06/1999	01/05/2010	274.87
				Total	$ 7204.86

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

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

the 07th day of May, 2008.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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

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 February 5, 2007, recorded February 6, 2007, as Instrument No. 20070206-0015551 in the Register's Office of Davidson County, Tennessee, executed by Eddie R. Rhines in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation'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 First Horizon Home Loan Corporation and First Horizon Home Loan Corporation'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 30 day of July, 2012.

Wilson & Associates, PLLC

By: _____

Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 30 day of July, 2012.

Amanda Sherrod
Notary Public

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

My Commission Expires: 4-5-22

DServiceMembersAffidavitTN_jdean_120725_1350

Department of Defense Manpower Data Center

Results as of : Jul-25-2012 12:00:32

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: RHINES First Name: EDDIE R

Active Duty Status As Of: Jul-25-2012

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			

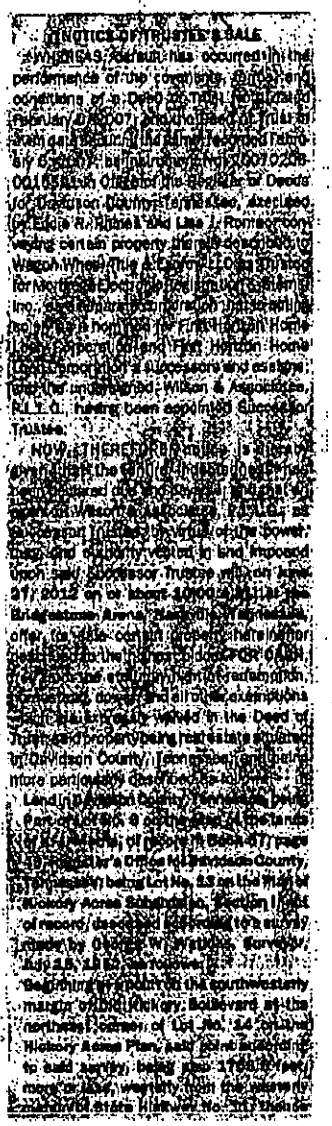
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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
Second Insertion
Third Insertion
Total



NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, duties and conditions of a Deed of Trust, executed February 23, 2007, and recorded March 1, 2007, in Instrument No. 20070301-0018554 in Official Records of the Register of Deeds for Davidson County, Tennessee, executed by Eddie R. Rhines and Lisa J. Romney-Rhines, conveying certain property therein described to Wilson & Associates, P.L.L.C., as Trustee, for the benefit of Wilson Home Loans, Inc., and subsequently assigned to Bank of America, N.A. (USA) by virtue of an Assignment recorded in Instrument No. 20070308-0026139 in said Register's Office, appointing the undersigned Wilson & Associates, P.L.L.C. having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the said 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 27, 2012 on or about 10:00 A.M. at the Bridgestone Arena, Plaza Entrance, Nashville, offer for sale, certain property hereinafter described, to the highest bidder for cash, free from the equity of redemption, homestead, dower and all rights of curtesy, 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 Part of Lot No. 2 on the Plan of the Lands of R. F. Jacobs, of record in Book 47, Page 150, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section 1, of record, described as follows, to wit, to-wit: Surveyed by Overbey-Wyatt, Inc., Surveyors, dated July 25, 1955, corrected [illegible], to-wit:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on said Hickory Acres Plan, said point being also in the southeasterly line of Lot No. 2 on said plan; thence with the margin of said Old Hickory Boulevard, North 41 deg. 12 minutes East 148.30 feet, more or less, to the point of beginning; thence with the line between said Lots Nos. 12 and 14, South 48 deg. 48 minutes East 248.7 feet, more or less, to the common corner of Lots Nos. 12, 13 and 14; thence with the line between said Lots Nos. 13 and 14, North 41 deg. 12 minutes West 210 feet, more or less, to the point of beginning, a corner to the herein described parcel; thence with the line between said Lots Nos. 13 and 14, South 48 deg. 48 minutes West 248.7 feet, more or less, to a point on the southeasterly margin of said Old Hickory Boulevard; thence with the margin of said Old Hickory Boulevard, South 41 deg. 12 minutes East 148.30 feet, more or less, to the beginning.

ALSO known as 3116 Old Hickory Boulevard, Nashville, Tennessee 37207.

The sale will be held pursuant to the following statutes: Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any statutory right of redemption, any statutory right of possession of tenants; any equity of redemption, statutory right of redemption or homestead or dower rights of any spouse of the mortgagors as well as any other claims of future liens; and to any matters that an accurate survey of the premises might disclose, in addition the following parties may claim an interest in the above-referenced property: Eddie R. Rhines; Barbara Mackey; Bank of America, N.A. (USA); Any Domestic Partner; Any Deceased Natural or Civil Spouse; Internal Revenue Service; Unity Cooper and Jones (Court Order); Citizens National Bank; Robert Deaton and George Johnson; Unity Romero.

The sale held pursuant to this notice may be rescinded at any time at the Trustee's option and without any further notice. The Trustee reserves the right to announce at the day, time and place of sale any postponement of the sale to a certain time, date and place not exceeding thirty (30) days without any further notice, except such as may be required by law, upon announcement at the time and place for the sale set forth above. WAS No. 725-231052

DATED: May 17, 2012

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

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

May 25, June 1, 8, 2012

TN1939

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:

May 25, 2012
June 1, 2012
June 8, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 8th day of **June 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