RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Irene Buchanan

GRANTEE(s)
Federal Home Loan Mortgage Corporation

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 10/07/14 14:49 11 pgs
Fees:57.00 Taxes:0.00
20141007-0093043

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 24, 2003 and recorded May 15, 2003, as Instrument No. 20030515-0066688 in the Register's Office of Davidson County, Tennessee, Irene Buchanan conveyed to American Title Company, as Trustee for ABN AMRO Mortgage Group, 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, CitiMortgage, Inc. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 12, 2014 as Instrument No. 20140812-0072650 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 CitiMortgage, Inc. 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 August 29, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 2, 2014 at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 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 CitiMortgage, Inc., at and for the sum of $99,746.31, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, its successors and assigns; 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 CitiMortgage, Inc. 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 Federal Home Loan Mortgage Corporation, 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 5 on the unrecorded map of J.R. Henderson's Subdivision, in the 11th Civil District of said county, described as follows, to wit:

Beginning at a point in the West margin of Branch Avenue, formerly McKinney Avenue, 186 feet South of the Southerly margin of McGavock Street, formerly Mazey Lane; thence Westerly 213.6 feet to a point which is 200 feet, more or less, South of the Southerly margin of McGavock Pike; thence Southerly 50 feet to the corner of Lots Numbers 5 and 6; thence with the line between said lots Easterly 213.6 feet to the Westerly margin of Branch Avenue; thence with the margin of the same, Northerly 50 feet to the beginning.

Being the same property conveyed to Irene Buchanan by Quitclaim deed recorded April 19, 1978 , at Book 5275, Page 274, Register's Office for Davidson County, Tennessee.

Commonly known as: 2437 Branch Street, Nashville, Tennessee 37216.

Tax Parcel No.: 072 07 225.00

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 the Federal Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 06 day of October, 2014.

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 6th day of October 2014.

TERESA A. HAYES COM. EXP. NOTARY PUBLIC 2-21-2015 SALINE COUNTY, ARKANSAS

_____
Notary Public

My Commission Expires: 2-21-2015

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 $99,746.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 06 day of October, 2014

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 6th day of October 2014.

_____
Notary Public

My Commission Expires: 2-21-2015

TERESA A. HAYES COM. EXP. NOTARY PUBLIC 2-21-2015 SALINE COUNTY, ARKANSAS

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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 06 day of October, 2014, 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 April 24, 2003, executed by Irene Buchanan, as mortgagor(s), in favor of American Title Company as Trustee for ABN AMRO Mortgage Group, Inc., and recorded May 15, 2003, as Instrument No. 20030515-0066688 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot Number 5 on the unrecorded map of J.R. Henderson's Subdivision, in the 11th Civil District of said county, described as follows, to wit:
>
> Beginning at a point in the West margin of Branch Avenue, formerly McKinney Avenue, 186 feet South of the Southerly margin of McGavock Street, formerly Mazey Lane; thence Westerly 213.6 feet to a point which is 200 feet, more or less, South of the Southerly margin of McGavock Pike; thence Southerly 50 feet to the corner of Lots Numbers 5 and 6; thence with the line between said lots Easterly 213.6 feet to the Westerly margin of Branch Avenue; thence with the margin of the same, Northerly 50 feet to the beginning.
>
> Being the same property conveyed to Irene Buchanan by Quitclaim deed recorded April 19, 1978 , at Book 5275, Page 274, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2437 Branch Street, Nashville, Tennessee 37216 .

That a foreclosure sale of said property was scheduled for sale on October 2, 2014, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 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 September 18, 2006, as Instrument No. 20060918-0115489, in the real estate records of Davidson County, Tennessee.

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 Service, was mailed out via overnight mail on 25th day of August, 2014 and the tracking number for said notice letter is 91 7199 9991 7032 6572 0095 (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 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.

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

_____
Notary Public

My Commission Expires:

2-21-2015

TERESA A. HAYES COM. EXP. NOTARY PUBLIC 2-21-2015 SALINE COUNTY, ARKANSAS

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

August 25, 2014

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

RE: Irene Buchanan
2437 Branch Street
Nashville, Tennessee 37216
Loan No. ********** / W&A No. 817-248023

91 7199 9991 7032 6572 0095

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, Irene B. Buchanan, 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. CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368

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

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

4. Sale date and location: October 2, 2014 at 10:00 A.M. at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 in Nashville, Tennessee; and

5. The principal balance due is $97,791.27; and the approximate legal fees and costs are $2,500.00.

3230

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 #2
Lien Unit Phone: (800) 913-6050

Serial Number
315752006

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 09/18/06 15:13 1 pgs
Fees:12.00 Taxes:0.00
20060918-0115489

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 IRENE B BUCHANAN

Residence 2437 BRANCH STREET
NASHVILLE, TN 37216

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	12/31/2003	[redacted]-1564	11/15/2004	12/15/2014	12465.12
1040	12/31/2004	[redacted]-1564	05/30/2005	06/29/2015	12465.12

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

Total $ 24930.24

This notice was prepared and signed at DALLAS, TX, on this,

the 09th day of September, 2006.

Signature R. A. Mitchell
for REGINA OWENS

Title
ACS 22-00-0008
(800) 829-3903

(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 April 24, 2003, recorded May 15, 2003, as Instrument No. 20030515-0066688 in the Register's Office of Davidson County, Tennessee, executed by Irene Buchanan in favor of ABN AMRO Mortgage Group, Inc. to secure the payment of a deed of trust note to ABN AMRO Mortgage Group, 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 twelve (12) 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, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 06 day of October, 2014.

Wilson & Associates, PLLC

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

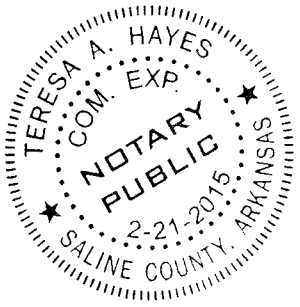
ACKNOWLEDGMENT

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 10th day of October, 2014.



Notary Public

My Commission Expires: 2-21-2015

DServiceMembersAffidavitTN_nwest_141002_1535

Department of Defense Manpower Data Center

Results as of : Oct-06-2014 02:21:32 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BUCHANAN

First Name: IRENE

Middle Name:

Active Duty Status As Of: Oct-06-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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 April 24, 2003, and the Deed of Trust of even date securing the same, recorded May 15, 2003, as Instrument No. 20030515-0066688 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Irene Buchanan, conveying certain property therein described to American Title Company as Trustee for ABN AMRO Mortgage Group, Inc.; and the undersigned, 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 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 **October 2, 2014 on or about 10:00 A.M.**, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all 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 2 on the unrecorded plan of I.R. Hawthorne's Subdivision, in the 11th Civil District of said County, described as follows, to wit:

Beginning at a point in the West margin of Branch Avenue, formerly McKinney Avenue, 188 feet South of the Southerly margin of Wedgewick Street, formerly Sherry Lane; thence Westerly 213.6 feet to a point which is 200 feet, more or less, South of the Southerly margin of Wedgewick Pike; thence Southerly 50 feet to the corner of Lots Number 2 and 3; thence with the line between said lots Easterly 213.6 feet to the Westerly margin of Branch Avenue; thence with the margin of the same, Northerly 50 feet to the beginning.

ALSO KNOWN AS: 2437 Branch Street, Nashville, Tennessee 37218

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: **Irene Buchanan; Faxsettler Corporation; Internal Revenue Service**

On or about September 18, 2006, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Irene B. Buchanan, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20060918-0115489. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by CitiMortgage, Inc.. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 26 U.S.C. §2410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service has been given timely notice of this action.

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. **WILA No. 317-248023**

DATED August 25, 2014

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

FOR SALE INFORMATION, VISIT WWW.AUCTION.COM

Aug. 29, Sept. 5, 12, 2014 FI23897

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

August 29, 2014
September 5, 2014
September 12, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **12th** day of **September 2014**, the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the 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.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this **12th** day of **September 2014**.

TARSHA D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 08, 2015

_____
Notary Public

FPS

True Copy Certification

I, Julie Dean, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Matthew D. Martin, a notary public for this county and state, Julie Dean who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725