**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Bettye Allen and Thomas Allen**

**GRANTEE(s)**
**Daryl Spicer**

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:T20150074780 DEEDTRS
Recvd: 09/02/15 10:19 5 pgs
Fees:28.00 Taxes:540.57
20150902-0089251

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 29, 2001 and recorded December 21, 2001, Document No. 20011221-0141327 in the Register's Office of Davidson County, Tennessee, Bettye Allen and Thomas Allen conveyed to Michael T. Bates, as Trustee for Sebring Capital Corporation, 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, Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2002-KS2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 20, 2015, Document No. 20150720-0070291 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 Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2002-KS2 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 was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 26, 2015, 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 Daryl Spicer, at and for the sum of $146,100.00, 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 Daryl Spicer 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 Daryl Spicer, 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 NO. 71, ON THE ROSENBANK PARK SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN WHICH PLAN REFERENCE IS HEREBY MADE FORA MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Bettye Allen by Warranty Deed recorded November 8, 1999 in Book 11735 at Page 352, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2414 Pafford Drive, Nashville, TN 37206.

Tax Parcel No.: 083 04 0 080.00

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 Daryl Spicer, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 31 day of August, 2015

Wilson & Associates, PLLC

By: _____
Shellie Wallace
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 31st day of August, 2015.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 $146,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____ day of _____, _____

_____
Daryl Spicer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 146,100.00
_____, Affiant
Subscribed and sworn before me this the
2 Day of September, 2015.
_____, Deputy Register

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:**
Daryl Spicer
2007 Kimberly Dr.
Mt. Juliet, TN 37122

**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 November 29, 2001, recorded December 21, 2001, Document No. 20011221-0141327 in the Register's Office of Davidson County, Tennessee, executed by Bettye Allen and Thomas Allen in favor of Sebring Capital Corporation to secure the payment of a Deed of Trust to Sebring Capital Corporation.

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 31 day of August, 2015.

Wilson & Associates, PLLC

By: _____

Shellie Wallace, Attorney
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 31st day of August, 2015.

_____
Notary Public

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

My Commission Expires: 4-25-2024

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 31 day of Aller, 2015, personally appearing before the undersigned, Shellie Wallace, 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 November 29, 2001, executed by Bettye Allen and Thomas Allen, as mortgagor(s), in favor of Michael T. Bates as Trustee for Sebring Capital Corporation, and recorded December 21, 2001, Document No. 20011221-0141327 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71, ON THE ROSENBANK PARK SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION..
>
> Being the same property conveyed to Bettye Allen by Warranty Deed recorded November 8, 1999 in Book 11735 at Page 352, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2414 Pafford Drive, Nashville, TN 37206.

That a foreclosure sale of said property was scheduled for sale on August 26, 2015.

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 December 1, 2008 in Instrument No. 20081201-0116490, 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 21st day of July, 2015 and the tracking number for said notice letter is 9214 8900 0023 7900 3618 68 (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: _____
Shellie Wallace, Attorney
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, 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.

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

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Matt Robins
Notary Public

My Commission Expires: 4-25-2024