RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Julio Dubon and Maria R. Dubon

GRANTEE(s)
Federal National Mortgage Association

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

Davidson County DEEDTRS
Recvd: 03/09/09 08:52 4 pgs
Fees:22.00 Taxes:0.00
20090309-0020430

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 13, 2007 and recorded July 17, 2007, as Instrument No. 20070717-0084992 in the Register's Office of Davidson County, Tennessee, Julio Dubon and Maria R. Dubon conveyed to Sandra F. Jones, as Trustee for Mortgage Electronic Registration Systems Inc., a seperate corporation acting solely as a nominee for Vision Mortgage Professionals, Inc. and Vision Mortgage Professionals, Inc. 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 holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 26, 2009 as Instrument No. 20090126-0006249 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 holder of said Deed of Trust 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; and

WHEREAS, pursuant to said advertisement and notice, on February 18, 2009 at the The Sommet Center 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 Wells Fargo Bank, NA, at and for the sum of $118,608.66, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to the Federal National Mortgage Association, 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 Wells Fargo Bank, NA 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 National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

LAND in Davidson Counts, Tennessee, BEING Lot No. 68 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to the Grantors by deed which is being placed of record at instrument no. 20070717008499 1 in the Register's Office for Davidson County, Tennessee.

Maria R. Dubon joins in this conveyance, granting to the trustee herein, any and all right, marital, homestead, or otherwise, she may have in said property, by virtue of her marriage to Julio Dubon but she is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust.

Commonly known as: 1200 Cheyenne Court, Madison, Tennessee 37115.

Tax Parcel No.: 05212011100

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 National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of Feb., 2009.

Matthew Smith, Co-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, Matthew Smith, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of Feb, 09.

Notary Public

My Commission Expires: [illegible]

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 $118,608.66, 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.

Matthew Smith, Co-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, Matthew Smith, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 19 day of Feb, 09.

Notary Public

My Commission Expires: [illegible]

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF South Carolina

COUNTY OF York

RE: 1200 Cheyenne Court
Madison, Tennessee 37115
Debtor(s): Julio Dubon and Maria R. Dubon

BEFORE ME, the undersigned authority, on this day personally appeared __Kevin Marks__, who after being duly sworn, deposed and stated:

1. I am an employee of Wells Fargo Bank, NA and held the position of Vice President Loan Documentation with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated July 13, 2007, recorded July 17, 2007, as Instrument No. 20070717-0084992 in the real property records of Davidson County, Tennessee, executed by Julio Dubon and Maria R. Dubon in favor of Mortgage Electronic Registration Systems Inc., a seperate corporation acting solely as a nominee for Vision Mortgage Professionals, Inc. and Vision Mortgage Professionals, Inc. successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems Inc., a seperate corporation acting solely as a nominee for Vision Mortgage Professionals, Inc. and Vision Mortgage Professionals, Inc. successors and assigns.

3. Wells Fargo Bank, NA is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were 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.

5. 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 _____20__ day of ___January_, 2009.

Kevin Marks
Vice President Loan Documentation

Title

ACKNOWLEDGMENT

STATE OF South Carolina

COUNTY OF York

Before me, the undersigned notary public of the state and county aforesaid, personally appeared __Kevin Marks_____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Wells Fargo Bank, NA, the within-named bargainor, a corporation, and that such officer 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 _____ this ____20____ day of _January_, 2009.

Notary Public

My Commission Expires:

OFFICIAL SEAL
Notary Public
State of South Carolina
GERALDINE JOHNSON
My Commission Expires Jan. 15, 2013

RETURN TO:

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

Loan No. xxxxxx8854
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