RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Leonard G. Spears

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

BILL GARRETT, Davidson County
Trans:T20090026102 DEEDTRS
Recvd: 04/21/09 09:31 5 pgs
Fees:27.00 Taxes:0.00
20090421-0035910

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 11, 2005 and recorded November 23, 2005, as Instrument No. 20051123-0142006 in the Register's Office of Davidson County, Tennessee, Leonard G. Spears and Mary A. Spears conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A., 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 March 20, 2009 as Instrument No. 20090320-0024942 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 April 8, 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 **$119,235.55, 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 County, Tennessee, being Lot No. 10, on the Plan of Sky View, of record in Book 2331, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard G. Spears and wife, Mary A. Spears by Quitclaim deed dated October 17, 1995, of record in Book 9836, Page 97, Register's Office for said County; and being further conveyed to Leonard G. Spears by deed from Mary A. Spears, dated 11/11/05, recorded 11/23/05, of record in Instrument No. 20051123-0142005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements. restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Leonard G. Spears by Quitclaim deed recorded November 23, 2005 , as Instrument No. 20051123-0142005. Register's Office for Davidson County, Tennessee.

Commonly known as: 348 Oakview Drive, Nashville, Tennessee 37207-2514.

Tax Parcel No.: 05016002000

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 Successor Trustee has hereunto set his or her hand and seal this 8th day of April, 2009.

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 8 day of April, 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 $119,235.55, 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.

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 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 LR this 8 day of April, 09.

Notary Public

My Commission Expires: [illegible]

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. I am the Successor Trustee with a certain deed of trust, dated November 11, 2005, recorded November 23, 2005, as Instrument No. 20051123-0142006 in the Register's Office of Davidson County, Tennessee, executed by Leonard G. Spears and Mary A. Spears in favor of Wells Fargo Bank, N.A. to secure the payment of a deed of trust note to Wells Fargo Bank, N.A..

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

3. 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.

4. 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 8th day of April, 2009.

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 8 day of April, 2014.

Melissa S Peresko
Notary Public

My Commission Expires:

MELISSA S. PERESKO
Notary Public - Arkansas
My Commission Expires 10-6-2014

FHA No. 6000192330
DServiceMembersAffidavitTN_mokere_090409_1036

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Department of Defense Manpower Data Center FEB-03-2009 09:39:14

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
SPEARS	LEONARD	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		