RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Paul T. Clepper

GRANTEE(s)
Bank of America, N.A.

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:T20090030912 DEEDTRS
Recvd: 05/11/09 08:29 5 pgs
Fees:28.00 Taxes:107.30
20090511-0042749

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 7, 2006 and recorded October 3, 2006, as Instrument No. 20061003-0122678 in the Register's Office of Davidson County, Tennessee, Paul T. Clepper conveyed to PRLAP, Inc., as Trustee for Bank of America, 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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on February 2, 2009 as Instrument No. 20090202-0008373 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 May 6, 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 Bank of America, N.A., at and for the sum of $29,000.00, 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 Bank of America, N.A. 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 Bank of America, N.A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following Real property situated in Nashville, County of Davidson and State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the Grantor (s) by a Deed recorded July 6, 2001 as Instrument No. 20010706-0072468.

Parcel ID: 093-11-0-C01-00-0CO

Property Address: 608 2nd Avenue South

Being the same property conveyed to Paul T. Clepper by Warranty Deed recorded January 9, 2001, as Instrument No. 20010109-0002830 and re-recorded on July 6, 2001, as Instrument No. 20010706-0072468, Register's Office for Davidson County, Tennessee.

Commonly known as: 608 2nd Avenue South, Nashville, Tennessee 37210.

Tax Parcel No.: 093-11-0-C01-00-0CO

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 Bank of America, N.A., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6th day of May, 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 6th day of May, 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $29,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 6th day of May, 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of America, N.A.
4161 Piedmont Parkway
Greenboro, NC 27401

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 July 7, 2006, recorded October 3, 2006, as Instrument No. 20061003-0122678 in the Register's Office of Davidson County, Tennessee, executed by Paul T. Clepper in favor of Bank of America, N.A. to secure the payment of a deed of trust note to Bank of America, N.A..

2. Bank of America, N.A. 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 6th day of May, 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 10th day of May, 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

DServiceMembersAffidavitPN_chood_090506_1450

Department of Defense Manpower Data Center DEC-31-2008 12:49:15

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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