RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Aida Tipan and Nuvia E. leonardo

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:T20090034251 DEEDTRS
Recvd: 05/26/09 08:42 5 pgs
Fees:27.00 Taxes:0.00
20090526-0047740

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 31, 2006 and recorded June 7, 2006, as Instrument No. 20060607-0067851 in the Register's Office of Davidson County, Tennessee, Aida Tipan and Nuvia E. Leonardo conveyed to John J. Romano, as Trustee for Mortgage Electronic Registration Systems, Inc., a seperate corporation acting solely as nominee for 1st American Mortgage, Inc and 1st American Mortgage, 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 March 30, 2009 as Instrument No. 20090330-0028240 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; announcing the scheduled sale date of April 15, 2009; and on said date the sale was announced to be postponed to May 6, 2009.

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 Wells Fargo Bank, NA dba Americas Servicing Company, at and for the sum of $152,980.64, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA dba Americas Servicing Company 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 dba Americas Servicing Company 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 67 on the Plan of Edge-O-Lake Estates, Section IV, as of record in Book 3600, Page 88, Register's Office for said County.

Roberto Martinez joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgages, or their assigns in enforcing any rights.

Being the same property conveyed to Aida Tipan by Warranty Deed recorded June 7, 2006 , as Instrument No. 20060607-0067850, Register's Office for Davidson County, Tennessee.

Commonly known as: 559 Rural Hill Road, Nashville, Tennessee 37217.

Tax Parcel No.: 13613003100

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 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 6 day of May, 2009.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

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 $152,980.64, 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 Little Rock this 6 day of May, 2009.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

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 Sheilie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated March 31, 2006, recorded June 7, 2006, as Instrument No. 20060607-0067851 in the Register's Office of Davidson County, Tennessee, executed by Aida Tipan and Nuvia E Leonardo in favor of Mortgage Electronic Registration Systems, Inc., a seperate corporation acting solely as nominee for 1st American Mortgage, Inc and 1st American Mortgage, 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 nominee for 1st American Mortgage, Inc and 1st American Mortgage, Inc successors and assigns.

2. Wells Fargo Bank, NA dba Americas Servicing Company 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 6 day of May, 2009.



Lauren Dabous
Notary Public

My Commission Expires: 6.25.2018

DServiceMembersAffidavitTN_mokere_090506_1344

Department of Defense Manpower Data Center MAR-09-2009 08:23:56

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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