RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary Arnold and Clora Elizabeth Arnold

GRANTEE(s)
Wells Fargo Financial Tennessee 1, LLC

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:T20090040193 DEEDTRS
Recvd: 06/17/09 08:14 5 pgs
Fees:28.00 Taxes:1069.89
20090617-0056114

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 9, 2005 and recorded December 14, 2005, as Instrument No. 20051214-0150089 in the Register's Office of Davidson County, Tennessee, Clora Elizabeth Arnold and Mary E. Arnold conveyed to Kenneth Hayes, as Trustee for Wells Fargo Financial Tennessee 1, LLC, 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 November 24, 2008 as Instrument No. 20081124-0115190 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 Wells Fargo Financial Tennessee 1, LLC, at and for the sum of $289,159.18, 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 Wells Fargo Financial Tennessee 1, LLC 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 Wells Fargo Financial Tennessee 1, LLC, 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 parts of Lots 19 and 20 of Block 20 on the plan of College Park, of record in Book 843, page 29, Register's Office for said County, described partly according to a survey made by S.R. Sanford, Jr., civil engineer, June 6, 1939, as follows:
>
> Beginning at a point on the Southerly margin of Woodvale Drive, 123 feet 6 inches westerly from the westerly margin of Old Glendale Car line right of way, said point being also 123 feet 6 inches from the northeast corner of Lot No. 19; thence with the southerly margin of said drive, westwardly 100 feet to a point 110 feet easterly from the common corner of Lots now 18 and 19 and the plan thence southwardly 167.5 feet; thence eastwardly 80 feet to a point 70 feet 5/8 inch westerly from the westerly margin of said Old Glendale Car line right of way, said point being also 70 feet 5/8 inch westerly from the south east corner of said Lot no. 20; thence northwardly 167 2/3 feet more or less, to the beginning.
>
> Being the same property conveyed to Mary Arnold and Clora Elizabeth Arnold by Quitclaim deed recorded September 23, 1975 , at Book 4953, Page 945, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1019 Woodvale Drive, Nashville, Tennessee 37204.
>
> Tax Parcel No.: 1320100-2200

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 Wells Fargo Financial Tennessee 1, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 12 day of May, 04.

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 12 day of May, 04.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 $289,159.18, 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 LR this 12 day of May, 04.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Financial Tennessee 1, LLC
3476 Stateview
Fort Mill, SC 29715

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 December 9, 2005, recorded December 14, 2005, as Instrument No. 20051214-0150089 in the Register's Office of Davidson County, Tennessee, executed by Clora Elizabeth Arnold and Mary E. Arnold in favor of Wells Fargo Financial Tennessee 1, LLC to secure the payment of a deed of trust note to Wells Fargo Financial Tennessee 1, LLC.

2. Wells Fargo Financial Tennessee 1, LLC 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 16th day of May, 2006.

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 11 day of May, 2009.



Lauren Dabous
Notary Public

My Commission Expires: 6-25-2018

DServiceMembersAffidavitTN_mokere_090506_1335

Department of Defense Manpower Data Center MAR-25-2009 12:45:11

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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

Department of Defense Manpower Data Center MAR-25-2009 12:45:29

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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