RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
LaTonya M. Shelton

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: T20090044877 DEEDTRS
Recvd: 07/06/09 08:44 5 pgs
Fees: 28.00 Taxes: 298.55
20090706-0062231

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 23, 2007 and recorded December 21, 2007, as Instrument No. 20071221-0146569 in the Register's Office of Davidson County, Tennessee, Lillie J. Shelton conveyed to Brandon G. Polito, 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 March 12, 2009 as Instrument No. 20090312-0022205 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 June 17, 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 $80,689.22, 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 referred to in this commitment is described as all that certain property situated in City of Nashville in the County of Davidson, and the state of TN and being described in a deed dated 03/30/1992 and recorded 04/02/1992 in Book 8591 Page 433 among the land records of the county and state set forth above, and referenced as follows:
>
> Being Lot No. 31 on the resubdivision of Lots 26-37, inclusive and parcel A Plan of Shepard Subdivision Section 1 of record in Book 4350, Page 118, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Clarissa L. Shelton is deceased.
>
> Being the same property conveyed to LaTonya M. Shelton by Quitclaim deed recorded January 9, 2009 , as Instrument No. 20090109-0002518, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2728 Oakwood Avenue, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 06016019800

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 17th day of June, 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 17 day of June, 09.

Notary Public

My Commission Expires:

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 $80,689.22, 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 Ark this 17 day of June, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 23, 2007, recorded December 21, 2007, as Instrument No. 20071221-0146569 in the Register's Office of Davidson County, Tennessee, executed by Lillie J. Shelton 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 7th day of June, 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 17 day of June, 09.

Melissa D. Reneski
Notary Public

My Commission Expires:

DServiceMembersAffidavitTN_mokere_090617_1323

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Department of Defense Manpower Data Center MAY-07-2009 07:38:35

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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