RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Andrew M. Williams and Phyllis D. Williams

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:T20100046311 DEEDTRS
Recvd: 07/29/10 08:14 4 pgs
Fees:22.00 Taxes:0.00
20100729-0059273

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 7, 2006 and recorded June 16, 2006, as Instrument No. 20060616-0072170 in the Register's Office of Davidson County, Tennessee, Phyllis D. Williams and Andrew Marc Williams conveyed to Trustee Management Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of Blue Valley and Bank of Blue Valley's 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 **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on June 30, 2010 as Instrument No. 20100630-0051199 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; said advertisement began on June 18, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on July 14, 2010 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 Nationstar Mortgage LLC, at and for the sum of $400,251.62, that being the highest and best bid offered; and

WHEREAS, the said Nationstar Mortgage LLC 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 Nationstar Mortgage 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Home and land front approximately 60 on the south side of Fairfax Avenue Avenue and going back approximately 185 to an alley, being Lot 19, Bransford Realty Cos Subdivision of Edgar Jones Home Place known as city number 2523 Fairfax. Map Ref: 104 equals 11 par 139.
>
> Being the same property conveyed to Andrew M. Williams and Phyllis D. Williams by Warranty Deed recorded September 29, 1977 , at Book 5203, Page 490, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2523 Fairfax Avenue, Nashville, Tennessee 37212.
>
> Tax Parcel No.: 10411013900

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 14 day of July, 10.

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 14 day of July, 10.

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 $400,251.62, 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 pursuant to TCA. § 13-23-127.

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 _____ this 14 day of July, 10.

Notary Public

My Commission Expires: _____

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

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

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Texas

COUNTY OF Denton

RE: 2523 Fairfax Avenue
Nashville, Tennessee 37212
Debtor(s): Phyllis D. Williams and Andrew M. Williams

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

1. I am an employee of Nationstar Mortgage LLC and held the position of Assistant Secretary with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated June 7, 2006, recorded June 16, 2006, as Instrument No. 20060616-0072170 in the real property records of Davidson County, Tennessee, executed by Phyllis D. Williams and Andrew M. Williams in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of Blue Valley and Bank of Blue Valley's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of Blue Valley and Bank of Blue Valley's successors and assigns.

3. Nationstar Mortgage LLC is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof.

5. 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 22 day of February, 2010.

Affiant

Assistant Secretary
Title

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Aaron Boneau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Nationstar Mortgage LLC, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Lewisville, TX this 22 day of February, 2010.

DAVID K. HANSEN
MY COMMISSION EXPIRES
February 21, 2014

Notary Public

My Commission Expires: 2-21-14

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388