RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Preston Bostwick, Jr. and Paige Bostwick

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:T20100055268 DEEDTRS
Recvd: 09/03/10 09:00 4 pgs
Fees:22.00 Taxes:0.00
20100903-0070095

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 26, 2005 and recorded June 7, 2005, as Instrument No. 20050607-0064832 in the Register's Office of Davidson County, Tennessee, Preston Bostwick, Jr. and Paige Bostwick conveyed to Peter C. Ensign, Attorney at Law, as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for American Mortgage Network, Inc., a Delaware Corporation and American Mortgage Network, Inc.'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 August 10, 2010 as Instrument No. 20100810-0063040 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 July 16, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 11, 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 Chase Home Finance LLC, at and for the sum of $135,227.53, that being the highest and best bid offered; and

WHEREAS, the said Chase Home Finance 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 Chase Home Finance 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:

> Land in Davidson County, Tennessee, being all of Lot No. 253, on the Final Plat, Old Hickory Hills, Phase Two - Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.
>
> Being the same property conveyed to Preston Bostwick, Jr. and Paige Bostwick by Warranty Deed recorded June 07, 2005, as Instrument No. 20050607-0064831, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 7236 Legacy Drive, Antioch, Tennessee 37013
>
> Tax Parcel No.: 182 060A-243.00

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 11 day of Aug, 10.

S Wallace

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 11 day of Aug, 10.

Melissa G. Peresko

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 $135,227.53, 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.

S Wallace

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 LR this 11 day of Aug, 10.

Melissa G. Peresko

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 Ohio

COUNTY OF Franklin

RE: 7236 Legacy Drive
Antioch, Tennessee 37013
Debtor(s): Preston Bostwick, Jr. and Paige Bostwick

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

1. I am an employee of Chase Home Finance LLC and held the position of Vice President 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 May 26, 2005, recorded June 7, 2005, as Instrument No. 20050607-0064832 in the real property records of Davidson County, Tennessee, executed by Preston Bostwick, Jr. and Paige Bostwick in favor of Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for American Mortgage Network, Inc., a Delaware Corporation and American Mortgage Network, Inc.'s successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for American Mortgage Network, Inc., a Delaware Corporation and American Mortgage Network, Inc.'s successors and assigns.

3. Chase Home Finance 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 July, 2010.

June Black
Affiant

June Black

Title

Vice President

ACKNOWLEDGMENT

STATE OF Ohio

COUNTY OF Franklin

Before me, the undersigned notary public of the state and county aforesaid, personally appeared June Black, 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 Chase Home Finance 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 Columbus this 22 day of July, 2010.

Daniel E. Higgins
Notary Public

My Commission Expires:

Daniel E. Higgins
Notary Public State of Ohio
My Commission Expires
June 5, 2012

RETURN TO:

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

Loan No. xxxxxx0916
DSoldierSailorAffidavit_emalloy_100716_1623