RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles L. Burch

GRANTEE(s)
Wells Fargo Bank NA

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:T20100065121 DEEDTRS
Recvd: 10/14/10 13:11 3 pgs
Fees:18.00 Taxes:269.71
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2925 Country Drive
St. Paul, MN 55117

76673836

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS: Rec'd

WHEREAS, by Deed of Trust dated April 2, 2007 and recorded April 4, 2007, as Instrument No. 20070404-0040180 in the Register's Office of Davidson County, Tennessee, Charles Burch conveyed to Brandon G. Polito, as Trustee for Wells Fargo Financial Tennessee 1, L.L.C., 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 17, 2010 as Instrument No. 201003170019939 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 February 22, 2010 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of March 17, 2010; and on said date the sale was announced to be postponed to April 14, 2010.

WHEREAS, pursuant to said advertisement and notice, on April 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 Wells Fargo Bank NA, at and for the sum of $72,895.67, 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 Bank NA 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 Bank NA, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING a Tract of Land lying In Davidson County, Tennessee and being bounded on the west, north and east by Mike Brasher and on the south by Lowes Lane and being more particularly described as follows:

BEGINNING at a point in the north right-of-way line of Lowes Lane, said point being located 140.03 feet from the southeast corner of Mike Brasher as measured along the north right-of-way line of Lowes Lane and also located 690 feet, more or less, from the west right-of-way line of Old Dickerson Road; thence with the north right-of-way line of Lowes Lane, South 89 degrees 08 minutes 00 seconds West 205.47 feet to a point; thence leaving the north right-of-way line of Lowes Lane and with Brasher North 00 degrees 52 minutes 00 seconds West 212.00 feet to a point; thence with Brasher North 88 degrees 08 minutes 00 seconds East 205.47 feet to a point; thence with Brasher South 00 degrees 52 minutes 00 seconds East 212.00 feet to the point of beginning, containing 43.560 square feet (1.00 acres, more or less).

Said Tract is subject to a driveway easement to the Graves property

This conveyance is subject easements, restrictions and restrictive covenants of record.

Being the same property conveyed to Charles L. Burch by Warranty Deed recorded February 3, 1992 , at Book 8541, Page 270, Register's Office for Davidson County, Tennessee.

Commonly known as: 1226 Lowes Lane, Goodlettsville, Tennessee 37072-2818.

Tax Parcel No.: 033 000 053.00

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 Wells Fargo Bank NA, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of Sept, 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 24 day of Sept, 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 $$72,895.67, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monika Peltz

Wells Fargo Bank NA

Monika Peltz
Vice President

ACKNOWLEDGMENT

STATE OF Iowa

COUNTY OF Polk

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Monika Peltz, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Iowa this 23 day of September, 2010.

Heather Rowe

Notary Public

My Commission Expires: July 31, 2012

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank NA

NOTARIAL SEAL IOWA
HEATHER ROWE
Commission Number 759376
My Commission Expires
July 31, 2012

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 April 2, 2007, recorded April 4, 2007, as Instrument No. 20070404-0040180 in the Register's Office of Davidson C ounty, Tennessee, executed by Charles Burch in favor of Wells Fargo Financial Tennessee 1, L.L.C. to secure the payment of a deed of trust note to Wells Fargo Financial Tennessee 1, L.L.C..

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 24 day of Sept, 10.

Shellie Wallace
Affiant

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