RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Josue Laurore and Marie D. Laurore

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:T20100078148 DEEDTRS
Recvd: 12/13/10 08:54 10 pgs
Fees:52.00 Taxes:0.00
20101213-0098777

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 29, 2002 and recorded August 1, 2002, as Instrument No. 20020801-0092528 in the Register's Office of Davidson County, Tennessee, Josue Laurore and Marie D. Laurore conveyed to Judy S. Wells of Davidson County, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Irwin Mortgage Corporation and Irwin Mortgage Corporation'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 **J.P. SELLERS** as Co-Trustee by instrument of record recorded on November 30, 2010 as Instrument No. 20101130-0095042 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 November 12, 2010 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on July 14, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on December 8, 2010 at the Bridgestone Arena 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 CitiMortgage, Inc., at and for the sum of $103,242.48, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. 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 Co-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 CitiMortgage, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Co-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:

> Being Lot No. 2 on an unrecorded plan, said Lot No. 2 begins at a point on the east margin of Base Street 50.00 feet north of the corner of Cory (Delaware) and Bass Street and said point being the northwest corner of Lot No. X on said plan; thence with the east margin of Bass Street, northerly 50.0 feet, fronting 50.0 feet on the east margin of Bass Street and runing back easterly between parallel lines which lines are also parallel with Corey (Delaware) Street 200.0 feet to an alley 25.0 feet wide. For the location of Bass and Corey Street, see plan of Clifton which is of record in Book 21, page 135, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Josue Laurore and Marie D. Laurore by Warranty Deed recorded September 13, 2001 , as Instrument No. 20010913-0099753, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 602 41st Avenue North, Nashville, Tennessee 37209.
> Tax Parcel No.: 091 12 237.00

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 Co-Trustee has hereunto set his or her hand and seal this 8 day of Dec, 10.

J.P. Sellers
Co-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, J.P. Sellers, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 8 day of Dec, 10.

Notary Public

My Commission Expires: MISTY M. SOBANSKI Notary Public-Arkansas Faulkner County My Commission Expires 06-03-2015

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 $103,242.48, 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.

J.P. Sellers
Co-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, J.P. Sellers, as Co-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 Little Rock, Arkansas, this 8 day of Dec, 10.

Notary Public

My Commission Expires: MISTY M. SOBANSKI Notary Public-Arkansas Faulkner County My Commission Expires 06-03-2015

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

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared J.P. Sellers, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated July 29, 2002, recorded August 1, 2002, as Instrument No. 20020801-0092528 in the Register's Office of Davidson County, Tennessee, executed by Josue Laurore and Marie D. Laurore in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Irwin Mortgage Corporation and Irwin Mortgage Corporation'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 Irwin Mortgage Corporation and Irwin Mortgage Corporation's successors and assigns.

2. CitiMortgage, Inc. 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 8 day of Dec, 10.

J.P. Sellers
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, J.P. Sellers, Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

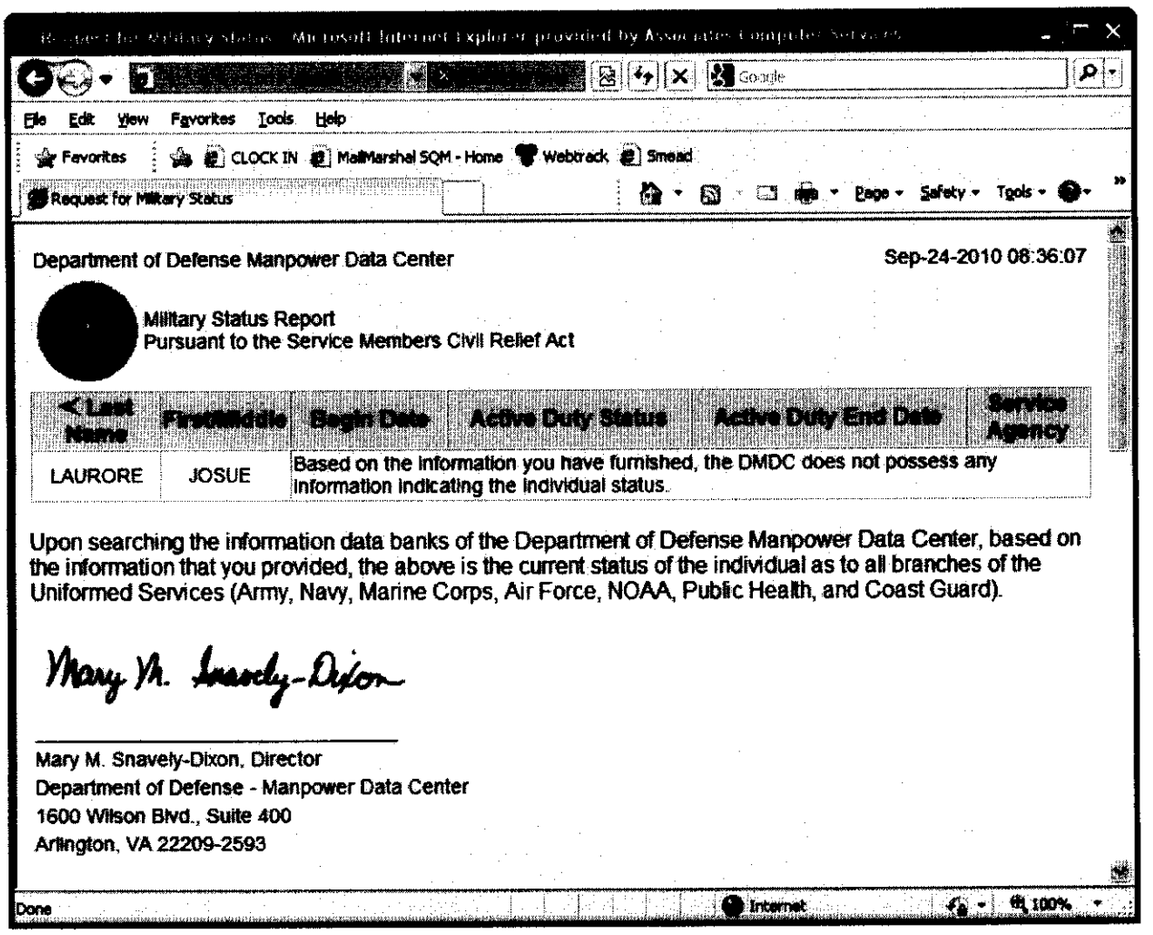
Witness my hand and seal at office in Little Rock, Arkansas this 8 day of Dec, 10.

Notary Public

My Commission Expires: _____

DServiceMembersAffidavitTN_jdean_101208_1504

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015



Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services

File Edit View Favorites Tools Help

Favorites CLOCK IN MailMarshal SQM - Home Webtrack Smead

Request for Military Status

Page Safety Tools

Department of Defense Manpower Data Center

Sep-24-2010 08:36:07

Military Status Report
Pursuant to the Service Members Civil Relief Act

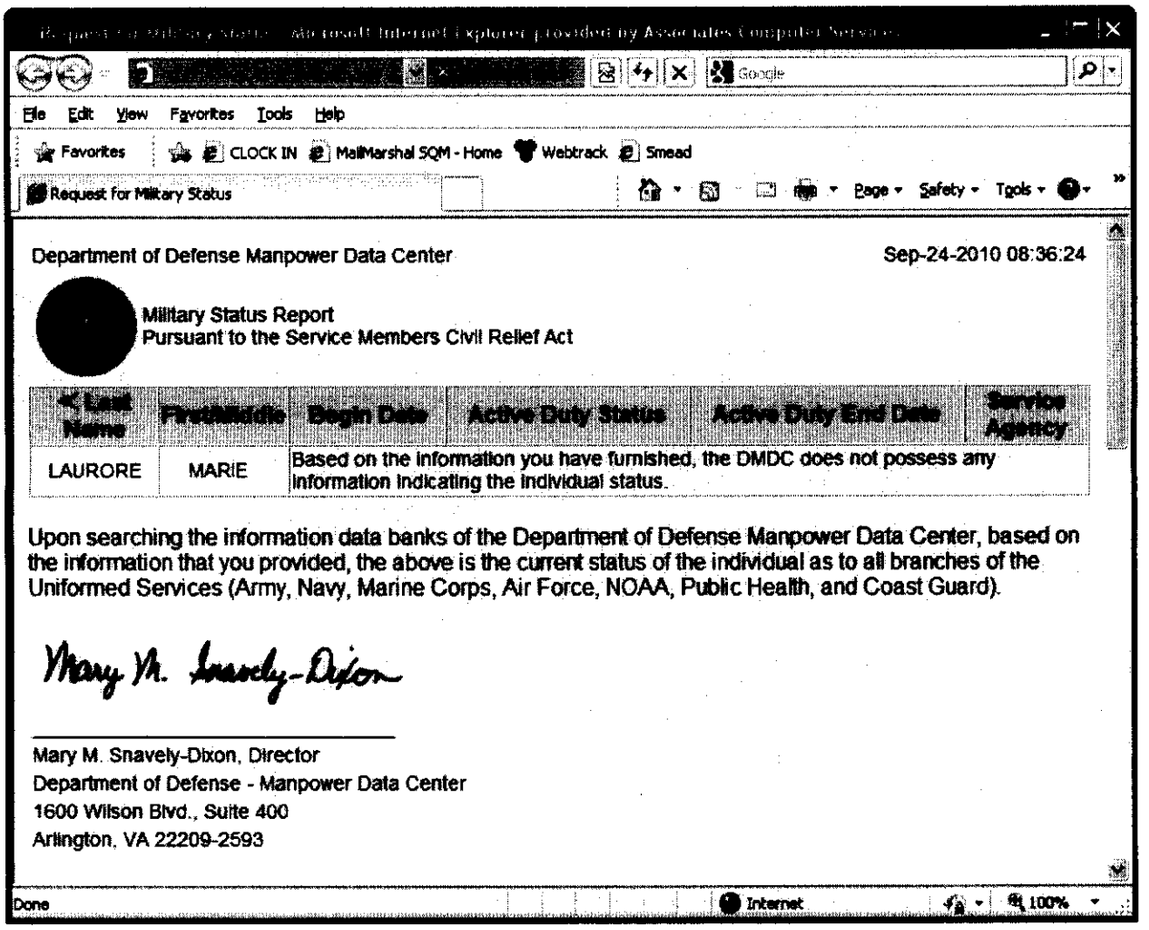
Last Name	First\Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
LAURORE	JOSUE	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

Done Internet 100%


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
File Edit View Favorites Tools Help
Favorites
CLOCK IN
MailMarshal SQM - Home
Webtrack
Smead
Request for Military Status
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Safety
Tools
Department of Defense Manpower Data Center
Sep-24-2010 08:36:24
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Duty End Date
Service Agency
LAURORE
MARIE
Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.
Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).
Mary M. Snavely-Dixon
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593
Done
Internet
100%

0101373340

Affidavit of Publications

Newspaper: THE TENNESSEAN

TEAR SHEET
ATTACHED

State Of Tennessee

Account Number: 523485
Advertiser: FORECLOSURE PLACEMENT SERVICES

RE: 817-197058 Laurore

I, Eric Domkowski **Sales Assistant** for the

above mentioned newspaper, hereby certify that the attached

advertisement appeared in said newspaper on the following dates:

11/20/2010 11/27/2010 12/3/2010

Eric Domkowski

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated July 23, 2002, and the Deed of Trust, of even date securing the same, recorded August 1, 2002, as instrument No. 2002080108-0035328 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jesus Laurora and Maria D. Laurora, conveying certain property therein described to Judy S. Wells of Davidson County as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Irwin Mortgage Corporation and Irwin Mortgage Corporation's successors and assigns and the undersigned, Shelia Wallace of Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable and that an agent of Shelia Wallace of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will on December 8, 2010 on or about 12:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Ten-

repass, and being more particularly described as follows:
Being Lot No. 2 on an unrecorded plat, said Lot No. 2 begins at a point on the east margin of Bass Street 50.00 feet north of the corner of Cary (Delaware) and Bass Street and said point being the northwest corner of Lot No. X on said plan; thence with the east margin of Bass Street, northerly 55.0 feet, fronting the lot on the east margin of Bass Street and running back easterly between parallel lines which lines are also parallel with Carey (Delaware) Street 200.0 feet to an alley 15.0 feet wide. For the location of Bass and Carey Street, see plan of Carson which is of record in Book 11, page 132, Register's Office for Davidson County, Tennessee.
ALSO KNOWN AS: 1801 41st Avenue North, Nashville, Tennessee 37209
The HB 2580 lender was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Jonus Laurore; Marie O. Laurore; Metropolitan Development & Housing Agency
The sale held pursuant to this notice may be rescinded at the Successor Trust-

