**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Sheri P. Sanford**

**GRANTEE(s)**
**James Roberts**

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

BILL GARRETT, Davidson County
Trans:T20120006212 DEEDTRS
Recvd: 01/26/12 12:12 2 pgs
Fees:13.00 Taxes:166.50
20120126-0007338

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 7, 2007 and recorded August 16, 2007, as Instrument No. 20070816-0097841 in the Register's Office of Davidson County, Tennessee, Sheri P Sanford 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, Wells Fargo Financial Tennessee 1, LLC. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 29, 2011 as Instrument No. 201112290101606 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 Wells Fargo Financial Tennessee 1, LLC. 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 September 23, 2011 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on April 28, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of October 19, 2011; and on said date the sale was announced to be postponed to November 16, 2011; and on said date the sale was announced to be postponed to December 14, 2011; and on said date the sale was announced to be postponed to January 11, 2012; and

WHEREAS, pursuant to said advertisement and notice, on January 11, 2012 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 James Roberts, at and for the sum of $94,500.00, 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 James Roberts 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 James Roberts, 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 the certain property situated in the City of Nashville in the County of Davidson and State of Tennessee and being described in a deed dated 11/20/1998 and recorded 11/24/1998 in Book 11218 Page 672 among the land records of the County and State set forth above, and referenced as follows:

Being Lot Number 123B of the Zone Lot Division of Section 6, Patio Villa, of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 689, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheri P. Sanford by Warranty Deed recorded November 24, 1998 , at Book 11218, Page 672, Register's Office for Davidson County, Tennessee.

Commonly known as: 907 Waggoner Court East, Nashville, Tennessee 37214-3942.

Tax Parcel No.: 19-108.04-0-169-00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 19 day of January, 2012.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, 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 Little Rock, Arkansas this 19 day of Jan., 2012.

Mary Barnes
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 08/18/2014

_____
Notary Public

My Commission Expires: 8/18/2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is gre[redacted]h amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 45,000.00
_____, **Affiant**
**Subscribed and sworn before me this the**
26th **Day of** Jan, **20** 12.
_____, **Deputy Register**

_____
James Roberts

CKNOWLEDGMENT

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

**PROPERTY OWNER OR AGENCY**