RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Glenda S. Sullivan and Angela J. McCarter

GRANTEE(s)
Wells Fargo Financial Tennessee 1, L.L.C.

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:T20120008715 DEEDTRS
Recvd: 02/06/12 09:11 8 pgs
Fees:43.00 Taxes:209.62
20120206-0010260

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 4, 2006 and recorded October 12, 2006, as Instrument No. 20061012-0126801 in the Register's Office of Davidson County, Tennessee, Angela J McCarter and Glenda S Sullivan 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, Wells Fargo Financial Tennessee 1, L.L.C. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 29, 2011 as Instrument No. 201112290101581 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, L.L.C. 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 2, 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 11, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of September 28, 2011; and on said date the sale announced to be postponed to October 26, 2011; and on said date the sale was announced to be postponed to November 23, 2011; and on said date the sale was announced to be postponed to January 4, 2012; and

WHEREAS, pursuant to said advertisement and notice, on January 4, 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 Wells Fargo Financial Tennessee 1, L.L.C., at and for the sum of $56,654.33, 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 Financial Tennessee 1, L.L.C. 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 Financial Tennessee 1, L.L.C., 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 that certain property situated in City of Nashville in the county, of Davidson, and State of TN and being described in a deed dated 6/13/2005 and recorded 6/15/2005 as instrument no. 20050615-0068231 among the land records of the County and State set forth above, and referenced as follows:
>
> Being Lot No. 318 on the Plan of Cloverhill, Section VII, of record in Plat Book 2133, page 92, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more completed description.
>
> Being the same property conveyed to Glenda S. Sullivan and Angela J. McCarter by Warranty Deed recorded June 15, 2005, as Instrument No. 20050615-0068231, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 721 Braidwood Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 19-096.10-0-236.00

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 Financial Tennessee 1, L.L.C., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of February, 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 1 day of February 2012

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

_____
Notary Public

My Commission Expires: 4-19-2021

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 $56,654.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 1 day of February 2012

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Financial Tennessee 1, L.L.C.
3476 Stateview Blvd
Fort Mill, SC 29715

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated October 4, 2006, recorded October 12, 2006, as Instrument No. 20061012-0126801 in the Register's Office of Davidson County, Tennessee, executed by Angela J McCarter and Glenda S Sullivan 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. 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.

3. 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 1 day of February, 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 1 day of February 2012.

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_slee_120104_1623

Department of Defense Manpower Data Center

Jan-02-2012 22:53:26

Web page snapshots at 1/3/2012 1:48:25 AM

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
SULLIVAN	GLENDA S	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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

More information on "Active Duty Status"
Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:9385HDS7BS

Department of Defense Manpower Data Center

Jan-02-2012 22:53:26

Web page snapshots at 1/3/2012 1:48:24 AM

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
MCCARTER	ANGELA J	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

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Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

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Report ID:IMJH5UBFU3

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the rformance of the covenants, terms, and nditions of a Deed of Trust Note dated Oc- ber 4, 2006, and the Deed of Trust of even te securing the same, recorded October 2, 2006, as Instrument No. 20061012-L26801 in Office of the Register of Deeds r Davidson County, Tennessee, executed Angela J. McCarter and Glenda S. Sullivan, eveying certain property therein described Brandon G. Poffo as Trustee for Wells rgo Financial Tennessee 1, L.L.C.; and e undersigned, Shellie Wallace of Wilson & sociates, P.L.L.C., having been appointed ccessor Trustee.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been de- ared due and payable; and that an agent Shellie Wallace of Wilson & Associates, L.L.C., as Successor Trustee, by virtue of e power, duty, and authority vested in and posed upon said Successor Trustee will, September 28, 2011 on or about 10:00 M., at the Bridgestone Arena, Nashville, nnessee, offer for sale certain property reinafter described to the highest bidder R CASH, free from the statutory right of demption, homestead, dower, and all other emptions which are expressly waived in e Deed of Trust, said property being real state situated in Davidson County, Tennes- ee, and being more particularly described s follows:

Land referred to in this commitment is described as all that certain property situated in City of Nashville in the County, of Davidson, and State of TN and being identified in a deed dated 6/13/2006 and recorded 6/19/2006 as Instrument No. 20060619-0066061, among the land records of the County and State set forth above, and referenced as follows: Being Lot No. 313 on the Plan of Cloverhill, Section VII, of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed description.

ALSO KNOWN AS: 721 Braidwood Drive, Nashville, Tennessee 37214

The HB 3668 letter 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: Angela J. McCarter; Glenda S. Sullivan

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. WBA No. 1206-212449

DATED August 29, 2011.

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee
By: Shellie Wallace

FOR SALE INFORMATION, VISIT WWW.MYFORECLOSURE.COM and WWW.REALTYTRAC.COM

Sept. 2, 9, 16, 2011 Pg13167

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson and Williamson County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

September 2, 2011
September 9, 2011
September 16, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **16th** day of **September 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

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