RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James D. Holland

GRANTEE(s)
Linda H. Vaughn and Robin Wheeler

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

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20120014620 DEEDTRS
Recvd: 02/29/12 09:39 5 pgs
Fees:28.00 Taxes:344.10
20120229-0017413

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 12, 2007 and recorded July 23, 2007, as Instrument No. 20070723-0086847 in the Register's Office of Davidson County, Tennessee, James D. Holland conveyed to Rick J. McCreadie - Davidson County, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for New South Federal Savings Bank and New South Federal Savings Bank'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, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 19, 2012 as Instrument No. 20120119005094 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP 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 January 20, 2012 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 November 1, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on February 15, 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 Linda H. Vaughn and Robin Wheeler, at and for the sum of $93,000.00, 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 Linda H. Vaughn and Robin Wheeler 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 Linda H. Vaughn and Robin Wheeler, 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 Unit No. 116 on the plan of Noel Cove TownHomes, of record as instrument number 20030924-0141428, Registers Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to James D. Holland, married by Quitclaim deed recorded July 23, 2007, as Instrument No. 20070723-0086846, Register's Office for Davidson County, Tennessee.

Commonly known as: 116 Noel Cove Circle, Hermitage, Tennessee 37076.

Tax Parcel No.: 086 10 0B 116.00

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 Linda H. Vaughn and Robin Wheeler, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 23 day of Feb, 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 23 day of Feb, 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 $$93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Linda H. Vaughn~~

Robin Wheeler

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robin Wheeler, 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 Hendersonville this 28th day of February, 2012.

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

My Commission Expires: 4/23/2013

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Linda H. Vaughn and Robin Wheeler
136 South Birchwood Dr
Hendersonville, TN 37075

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 July 12, 2007,. recorded July 23, 2007, as Instrument No. 20070723-0086847 in the Register's Office of Davidson County, Tennessee, executed by James D. Holland in favor of Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for New South Federal Savings Bank and New South Federal Savings Bank's Successors and Assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for New South Federal Savings Bank and New South Federal Savings Bank's Successors and Assigns.

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 23 day of Feb, 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 23 day of Feb, 2012.

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

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_slee_120215_1202