RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sybil Alethia Owens

GRANTEE(s)
Mark W. King and JoAnne King

BILL GARRETT, Davidson County
Trans:T20120025002 DEEDTRS
Recvd: 04/05/12 12:41 2 pgs
Fees:13.00 Taxes:102.29
20120405-0029232

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

Send tax bills to:
Mark King
2134 Kidd rd
Nolensville, TN
37135-9441

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 22, 2007 and recorded March 27, 2007, as Instrument No. 20070327-0036445 in the Register's Office of Davidson County, Tennessee, Sybil Alethia Owens and Mark Weaver 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 March 19, 2012 as Instrument No. 20120319-0023146 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 February 3, 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 September 15, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of February 29, 2012; and on said date the sale was announced to be postponed to March 28, 2012; and

WHEREAS, pursuant to said advertisement and notice, on March 28, 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 Mark W. King and JoAnne King, at and for the sum of $27,647.00, 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 Mark W. King and JoAnne King 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 Mark W. King and JoAnne King, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 151 on the Plan of Sterling Heights, Section 5, as of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Being the same property conveyed to Sybil Alethia Owens by Warranty Deed recorded November 10, 1998 , at Book 11198, Page 26, Register's Office for Davidson County, Tennessee.

Commonly known as: 72 Jonell Drive, Nashville, Tennessee 37210.

Tax Parcel No.: 11902020100

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 Mark W. King and JoAnne

King, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 3 day of April, 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 3 day of April,

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 $$27,647.00, which 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
$ 27647.00
_____, Affiant
Subscribed and sworn before me this the
5 Day of April, 2012.
_____, Deputy Register

_____
Mark W. King

_____
JoAnne King

ACKNOWLEDGMENT

STATE OF _____

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: _____