RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Stephen L. Smith, Sr.

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:T20120030072 DEEDTRS
Recvd: 04/25/12 08:36 7 pgs
Fees:37.00 Taxes:0.00
20120425-0035224

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 6, 2007 and recorded June 27, 2007, as Instrument No. 20070627-0076877 in the Register's Office of Davidson County, Tennessee, Stephen L. Smith, Sr. Kathilynn Carpenter and Kathilynn Carpenter conveyed to First American Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, INC as nominee for Provident Funding Associates, L.P, 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 Bank NA has appointed **SHELLIE WALLACE** as Successor Trustee and **COURTNEY MILLER** as Co-Trustee by instrument of record recorded on October 17, 2011 as Instrument No. 201110170080603 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 Bank NA 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 March 23, 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 June 5, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on April 18, 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 Bank NA, at and for the sum of $146,455.63, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank NA 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 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 Bank NA 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 Federal National Mortgage Association, 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 all of Unit Number 211, on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village Tract 18, as shown by plat appearing in Plat Book 9700, Page 968, as amended in Instrument Number 20030421 0051756, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Stephen L. Smith, Sr. by Warranty Deed recorded December 28, 2004 , as Instrument No. 20041228 0153082, Register's Office for Davidson County, Tennessee.

Commonly known as: 163 Nashboro Greens, Nashville, Tennessee 37217-3925.

Tax Parcel No.: 135 110C 054.00

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 Successor Trustee has hereunto set his or her hand and seal this 20 day of April 2012

Shellie Wallace
Successor 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, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20 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 $146,455.63, 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.

Shellie Wallace
Successor 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, Shellie Wallace, as Successor 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, AR this 20 day of April, 2012

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

Notary Public

My Commission Expires: 4-19-2021

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 the undersigned, who states as follows:

1. I am the Successor Trustee with a certain deed of trust, dated June 6, 2007, recorded June 27, 2007, as Instrument No. 20070627-0076877 in the Register's Office of Davidson C ounty, Tennessee, executed by Stephen L. Smith, Sr. Kathilynn Carpenter and Kathilynn Carpenter in favor of Mortgage Electronic Registration Systems, INC as nominee for Provident Funding Associates, L.P to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, INC as nominee for Provident Funding Associates, L.P.

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 20 day of April, 2012.

Shellie Wallace
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, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20 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

DServiceMembersAffidavitOLD_slee_120418_1319

Department of Defense Manpower Data Center

Results as of: Apr-17-2012 09:28:21

Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name: Smith First Name: Stephen Date Of Interest: Apr-17-2012

Active Duty End Date	Status	Service Component
On Active Duty On Date of Interest		
	No	NA
This response reflects the individual's active duty status based on the Date of Interest.		

Left Active Duty Within 367 Days of Date Of Interest		
	No	NA
This response reflects whether the individual left active duty status within 367 days preceding the Date of Interest.		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Date of Interest		
	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty		

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the date of interest as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Apr-19-2012 10:31:07

Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name: Carpenter First Name: Kathilynn Date Of Interest: Apr-19-2012

Active Duty End Date	Status	Service Component
On Active Duty On Date of Interest		
	No	NA
This response reflects the individual's active duty status based on the Date of Interest.		

Left Active Duty Within 367 Days of Date Of Interest		
	No	NA
This response reflects whether the individual left active duty status within 367 days preceding the Date of Interest.		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Date of Interest		
	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty		

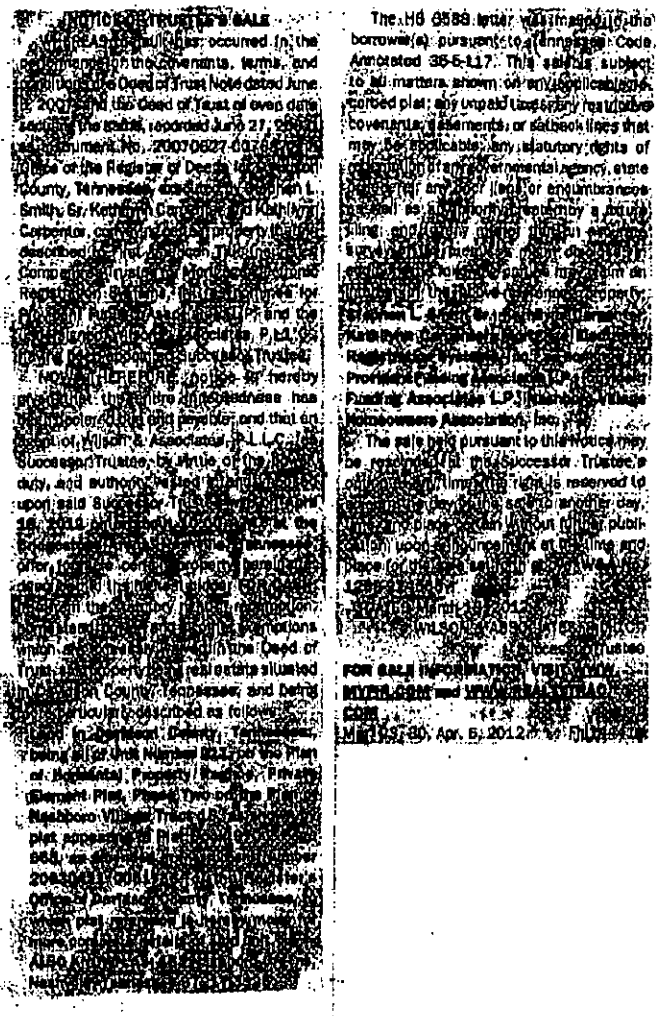
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the date of interest as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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 performance of the covenants, terms, and conditions of the Deed of Trust Note dated June [illegible], 2007 and the Deed of Trust of even date securing the same, recorded June 27, 2007 as Instrument No. 20070627-0072[illegible] in the Office of the Register of Deeds for Davidson County, Tennessee, executed by Stephen L. Smith, Sr, Kathryn Carpenter and Kathryn Carpenter, conveying the property therein described to First American Title Insurance Company, Trustee, for Mortgage Electronic Registration Systems, Inc., as nominee for [illegible] Funding Associates, L.P., and the undersigned, Wilson & Associates, P.L.L.C., was appointed Successor Trustee;

NOW, THEREFORE, notice is hereby given that the undersigned has been requested to sell said property and that on [illegible], 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 April 16, 2012, at the usual place of the Davidson County Courthouse, Nashville, Tennessee, offer for sale and sell to the highest bidder for cash or other form of payment acceptable to the Successor Trustee, free from the equity of redemption, homestead, dower, and all other exemptions which are therein waived in the Deed of Trust, the property and real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit Number 82 of the Plan of Neighborhood Property Regime, Private Element Plan, Phase Two of the Plan of Neighborhood Village Townhomes, plat appearing of record in Plat Book [illegible], as amended by Amendment No. [illegible] of record in Book [illegible], Register's Office of Davidson County, Tennessee, which plat is incorporated herein by reference for a more particular description.

Also [illegible]

The Hb 0589 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; and any and all liens or encumbrances as well as all matters that would by a proper filing and search thereof in the [illegible] County Register's Office be imposed on the property. The above described property is [illegible] Stephen L. Smith, Sr., Kathryn Carpenter and Kathryn Carpenter by virtue of Deed of Trust of record in the Davidson County Register's Office, to secure Mortgage Electronic Registration Systems, Inc., as nominee for [illegible] Funding Associates, L.P., [illegible] Village Homeowners Association, Inc., [illegible]. 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.

[illegible] Successor Trustee

FOR SALE INFORMATION: VISIT WWW.MYFORECLOSURE.COM and WWW.SALESCRIPT.COM

[illegible] 80, Apr. 6, 2012

PROOF OF PUBLICATION

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

April 23, 2012
March 30, 2012
April 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th day of **April 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS