RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dorothy M. Freudenthal

GRANTEE(s)
Federal National Mortgage Association

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:T20120030576 DEEDTRS
Recvd: 04/26/12 11:08 6 pgs
Fees:32.00 Taxes:0.00
20120426-0035760

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 30, 2004 and recorded August 9, 2004, as Instrument No. 20040809-0095458 in the Register's Office of Davidson County, Tennessee, Dorothy Freudenthal conveyed to D.M. Grisham, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for National Bank of Commerce and National Bank of Commerce'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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 30, 2012 as Instrument No. 20120330-0027097 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 JPMorgan Chase Bank, National Association 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; announcing the scheduled sale date of March 14, 2012; and on said date the sale was announced to be postponed to April 13, 2012; said advertisement began on February 17, 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 December 8, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on April 13, 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 JPMorgan Chase Bank, National Association, at and for the sum of $63,418.87, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, National Association 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 JPMorgan Chase Bank, National Association 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 Lot Number 81, on the plan of Parma Heights, Section One, of record in Book 2133, page 23, Register's Office for said County. Said Lot Number 81 fronts 80 feet on the northerly said of Empire Drive and runs back 167.6 feet on the easterly line and 187.9 feet on the broken westerly line to a rear line on which it measures 35.3 feet. This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Dorothy M. Freudenthal by Warranty Deed recorded November 21, 1986 , at Book 7047, Page 50, Register's Office for Davidson County, Tennessee.

Commonly known as: 196 Empire Drive, Nashville, Tennessee 37211.

Tax Parcel No.: 133 07 265.00

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.

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 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 $63,418.87, 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 pursuant to TCA. § 13-23-127.

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 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

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. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated July 30, 2004, recorded August 9, 2004, as Instrument No. 20040809-0095458 in the Register's Office of Davidson County, Tennessee, executed by Dorothy Freudenthal in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for National Bank of Commerce and National Bank of Commerce's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for National Bank of Commerce and National Bank of Commerce'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 20 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 20 day of April, 2017.

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

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_bboone_120413_1100

Department of Defense Manpower Data Center

Results as of: Apr-16-2012 06:56:45

Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name: Freudenthal First Name: Dorothy Date Of Interest: Apr-16-2012

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		

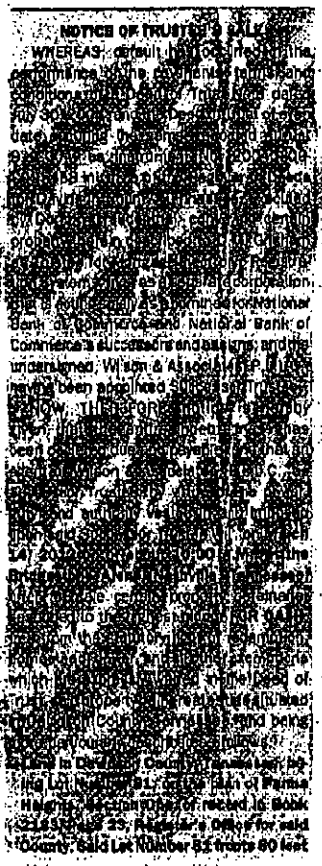
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the date of interest as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast 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 payment of the indebtedness and performance of the agreements secured by a Deed of Trust dated [illegible] of record in Book [illegible] Page [illegible] in the Register's Office for Davidson County, Tennessee, conveying the property hereinafter described to [illegible] as Trustee, to secure, among other things, the indebtedness of [illegible] to Bank of Commerce, a Tennessee corporation, which Deed of Trust was subsequently assigned to National Bank of Commerce by assignment of record in Book [illegible] Page [illegible] in said Register's Office; and

WHEREAS, National Bank of Commerce is the successor by merger to Bank of Commerce and National Bank of Commerce's successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Substitute Trustee by instrument of record in Book [illegible] Page [illegible] in said Register's Office; and

WHEREAS, the undersigned, acting at the request of the holder of the indebtedness secured by said Deed of Trust, has given notice of the time, place and terms of sale hereinafter set forth by publication in a newspaper published in Davidson County, Tennessee, and by posting notice at the courthouse door in Davidson County, Tennessee, and by mailing notice of the time, place and terms of sale hereinafter set forth to all parties entitled to notice under the terms of said Deed of Trust; and

WHEREAS, default has occurred in the payment of the indebtedness and performance of the agreements secured by said Deed of Trust, and the holder of the indebtedness has requested the undersigned to proceed with the sale of the property described in said Deed of Trust; and

NOW, THEREFORE, by virtue of the authority vested in the undersigned by said Deed of Trust and pursuant to the statutes in such case made and provided, the undersigned will on the 14th day of [illegible] 2011, at 10:00 o'clock A.M., at the [illegible] Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other exemptions, all of which are expressly waived in the Deed of Trust, the following described property situated in Davidson County, Tennessee, to-wit:

[illegible] being Lot Number 81 on the plan of Parma Heights, Section One, of record in Book [illegible] Page 23, Register's Office for said County. Said Lot Number 81 fronts 80 feet on the northerly side of Parma Drive and runs back 167.6 feet on the easterly line and 167.19 feet on the [illegible] westerly line thereof, on which it is located. This conveyance is subject to any and all easements, conditions and restrictions as shown on the recorded plat.

Being the same property conveyed to [illegible] by deed of record in Book [illegible] Page [illegible] in the Register's Office for Davidson County, Tennessee.

The property is commonly known as [illegible] Drive, [illegible], Tennessee.

The sale will be held subject to any and all matters that an accurate survey of the premises might disclose, to any unpaid taxes, to any applicable environmental laws, regulations or restrictions of any governmental agency, federal, state or local, to any prior liens or encumbrances as may appear of record, to any prior lien or claim created by a taxing authority, and to any matter that an accurate survey of the premises might disclose. In addition, the United States of America may claim an interest in the above described property pursuant to a federal tax lien filed against [illegible] and any person claiming an interest in this matter may redeem at any time prior to the sale by paying the amount due under the terms of the Deed of Trust, plus interest and costs of sale.

The undersigned, or any person conducting the sale for the undersigned, may announce at the time and place of sale any additional terms, changes or postponements of the sale set forth herein.

DATED this [illegible] day of [illegible] 2012.

FOR SALE INFORMATION: [illegible]

WILSON & ASSOCIATES, P.L.L.C.

[illegible]

Feb 17, 24, Mar 2

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:

February 17, 2012
February 24, 2012
March 2, 2012

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **March 2012**, 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