**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Marquita J. Hill**

**GRANTEE(s)**
**JPMorgan Chase Bank, National 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:T20120040438 DEEDTRS
Recvd: 06/01/12 14:27 7 pgs
Fees:38.00 Taxes:288.32
20120601-0047811

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 18, 2007 and recorded September 24, 2007, as Instrument No. 20070924-0113677 in the Register's Office of Davidson County, Tennessee, Marquita J. Hill conveyed to Infinity Title, LLC, as Trustee for Chase Bank USA, N.A., 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 April 26, 2012 as Instrument No. 20120426-0035593 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; said advertisement began on April 20, 2012 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on May 16, 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 $77,924.00, 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 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 said JPMorgan Chase Bank, National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument Number 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, Registered Land Surveyors Number 2389, dated 11-22-06, and being Lot 4 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office and being more particularly described as follows:

Beginning at an iron pin new in the westerly right of way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 3, and the northeasterly corner of the herein described;

Thence, with said right of way line, South 7 degrees 47 minutes 21 seconds West, 34.57 feet to a P.K. nail old, being the northeasterly corner of the David L. Sharp, Jr. property, of record in Deed Book 8191, Page 24;

Thence, with the northerly line of said Sharp property, North 81 degrees 34 minutes 29 seconds West, 219.28 feet to an iron pin old in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, North 7 degrees 30 minutes 22 seconds E, 52.15 feet to an iron pin new, being the southwesterly corner of the aforementioned Lot 3;

Thence, with the southerly line of Lot 3 the following three calls: South 72 degrees 26 minutes 17 seconds East,163.86 feet to an iron pin new; South 83 degrees 40 minutes 41 seconds East, 34.50 feet to an iron pin new; North 81 degrees 25 minutes 05 seconds East, 24.55 feet to Point of Beginning and containing 7965 square feet or 0.183 acres, more or less.

Subject to:
1. Metropolitan Government Taxes.
2. All matters shown on the plan of record in Book 5800, page 178, said Register's Office.
3. Right-of-way for street purposes granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11176, page 231, said Register's Office.

Being the same property conveyed to Marquita J. Hill by Warranty Deed recorded September 24, 2007, as Instrument No. 20070924-0113676, Register's Office for Davidson County, Tennessee.

Commonly known as: 130 Larkin Springs Road, Madison, Tennessee 37115.

Tax Parcel No.: 043 15 0 127.00

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 JPMorgan Chase Bank, National Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29th day of May, 2012.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 29 day of May, 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 $77,924.00, 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: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 29 day of May.

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:**
JPMorgan Chase Bank, National Association
Attn: Correspondence Mail
Mail Code LA4-555 - 700 Kansas Lane
Monroe, LA 71203

# 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 September 18, 2007, recorded September 24, 2007, as Instrument No. 20070924-0113677 in the Register's Office of Davidson County, Tennessee, executed by Marquita J. Hill in favor of Chase Bank USA, N.A. to secure the payment of a deed of trust note to Chase Bank USA, N.A..

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 29th day of May, 2012.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

## ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 29 day of May.

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_120516_1255

Department of Defense Manpower Data Center

Results as of : May-17-2012 12:37:07

SCRA 2.1

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: Hill First Name: Marquita Active Duty Status Date May-17-2012

| Active Duty End Date | Status | Service Component |
|---|---|---|
| On Active Duty On Active Duty Status Date | | |
| NA | No | NA |
| This response reflects the individuals' active duty status based on the Active Duty Status Date | | |

| Left Active Duty Within 367 Days of Active Duty Status Date | | |
|---|---|---|
| NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | |

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

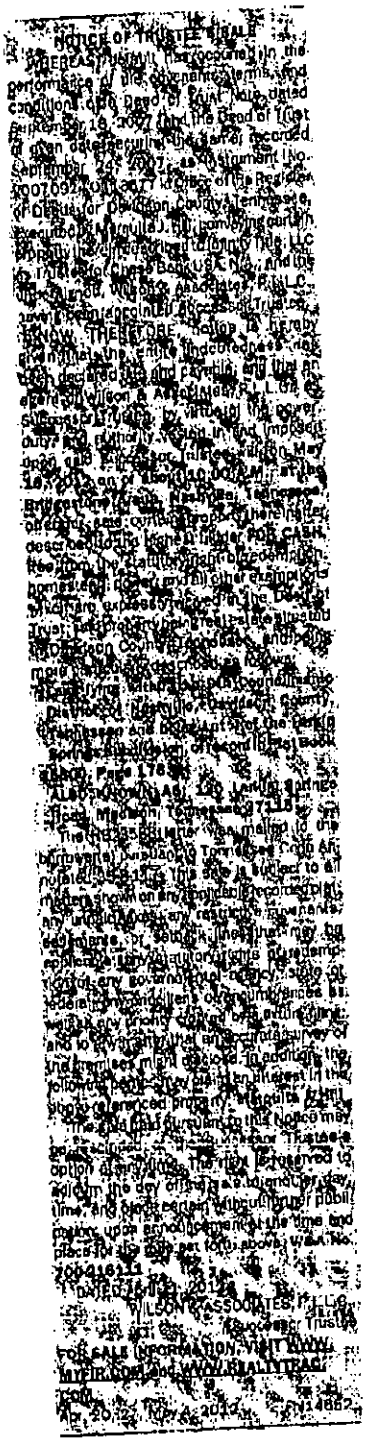
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the Individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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, pursuant to the covenants, terms and performance of the covenants, terms, and conditions of the Deed of Trust dated September 18, 2007 (the "Deed of Trust") given to secure the loan described, recorded as Instrument No. 20070921-0091407 in the Register's Office of Davidson County, Tennessee, (the "Property"), the undersigned Trustee, Wilson & Associates, P.L.L.C., was appointed Successor Trustee by instrument recorded in Book ... Page ... in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default is hereby made in the payment of the indebtedness secured by the Deed of Trust, and the undersigned Successor Trustee, Wilson & Associates, P.L.L.C., has been requested to sell the Property to satisfy the indebtedness secured by the Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the undersigned Successor Trustee, Wilson & Associates, P.L.L.C., by virtue of the power and authority vested in and imposed upon said Successor Trustee by the Deed of Trust, will on May 10, 2012, at 10:00 AM, at the ... Nashville, Tennessee, sell at public outcry to the highest bidder for cash, the Property described in the Deed of Trust, which has the address of ... Nashville, Davidson County, Tennessee and being more particularly described as follows: ... Book ... Page ... Register's Office of Davidson County, Tennessee.

The undersigned Successor Trustee will convey the Property by Successor Trustee's Deed, without warranty, expressed or implied. The proceeds of the sale will be applied first to the costs of this sale, including a Successor Trustee's fee of ... percent (...%) of the gross sale price, and then to the indebtedness secured by the Deed of Trust, and any remaining balance will be distributed to the persons legally entitled thereto.

This sale is subject to all matters shown on any applicable recorded plat, matters that would be disclosed by an accurate survey and inspection of the Property, any unpaid taxes, any restrictions, covenants, conditions, easements, rights of way, leases, liens, or other matters of record in priority to the Deed of Trust, any statutory rights of redemption, equitable rights of redemption, any governmental agency liens for special assessments in favor of any governmental agency levied against the Property which may now be a lien thereon but which are not yet due and payable, any prior liens or encumbrances of record, and to any facts that an accurate survey of the Property may show. In addition, the Property will be sold subject to the following tenancies and/or claims of tenancies: ...

The right is reserved to adjourn the day of this sale to another day, time, and place certain without further publication, upon announcement at the time and place of the sale set forth above. WAS No. 20040111

DATED this ... day of ..., 2012.

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

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

Apr. 20, Nov. 4, 2012 ... 1146852

**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 20, 2012**
**April 27, 2012**
**May 4, 2012**

**THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER**

By: _____
**Catron J. Kerr, Administrative Assistant**

STATE OF TENNESSEE

On this 4th day of **May 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**