**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Brian Maxwell Baker**

**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:T20120042674 DEEDTRS
Recvd: 06/11/12 08:41 6 pgs
Fees:32.00 Taxes:0.00
20120611-0050517

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 27, 2006 and recorded July 31, 2006, as Instrument No. 20060731-0092397 in the Register's Office of Davidson County, Tennessee, Brian M. Baker conveyed to Tonya Esquibel, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC'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, Aurora Bank FSB has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 10, 2012 as Instrument No. 20120510-0040611 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 Aurora Bank FSB 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 9, 2012 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of April 4, 2012; and on said date the sale was announced to be postponed to May 4, 2012; and on said date the sale was announce to be postponed to June 1, 2012. A Notice of Right to Foreclose was mailed to the borrower(s) on September 21, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on June 1, 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 Aurora Bank FSB, at and for the sum of $133,392.34, that being the highest and best bid offered; and

WHEREAS, the said Aurora Bank FSB 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 Aurora Bank FSB 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 4 on the plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective covenants, conditions and restrictions, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian Maxwell Baker by Warranty Deed recorded July 31, 2006 , as Instrument No. 20060731-0092396, Register's Office for Davidson County, Tennessee.

Commonly known as: 8336 Oak Knoll Drive, Brentwood, Tennessee 37027.

Tax Parcel No.: 181 140A 004.00

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 6th day of June, 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 6 day of June

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 $133,392.34, 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: _____
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 6 day of June

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 AGENT 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 27, 2006, recorded July 31, 2006, as Instrument No. 20060731-0092397 in the Register's Office of Davidson County, Tennessee, executed by Brian M. Baker in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC'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 CTX Mortgage Company, LLC and CTX Mortgage Company, LLC'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 6th day of June, 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 12 day of June,

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_jdean_120601_1130

Department of Defense Manpower Data Center

Results as of : May-31-2012 123150

SCRA 2.2

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: BAKER First Name: BRIAN M

Active Duty Status As Of: May-31-2012

| Active Duty Start Date | Active Duty End Date | Status | Service Component |
|---|---|---|---|
| On Active Duty On Active Duty Status Date | | | |
| NA | 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 | | | |
|---|---|---|---|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | 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 | | | |
|---|---|---|---|
| Order Notification Start Date | Order Notification End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

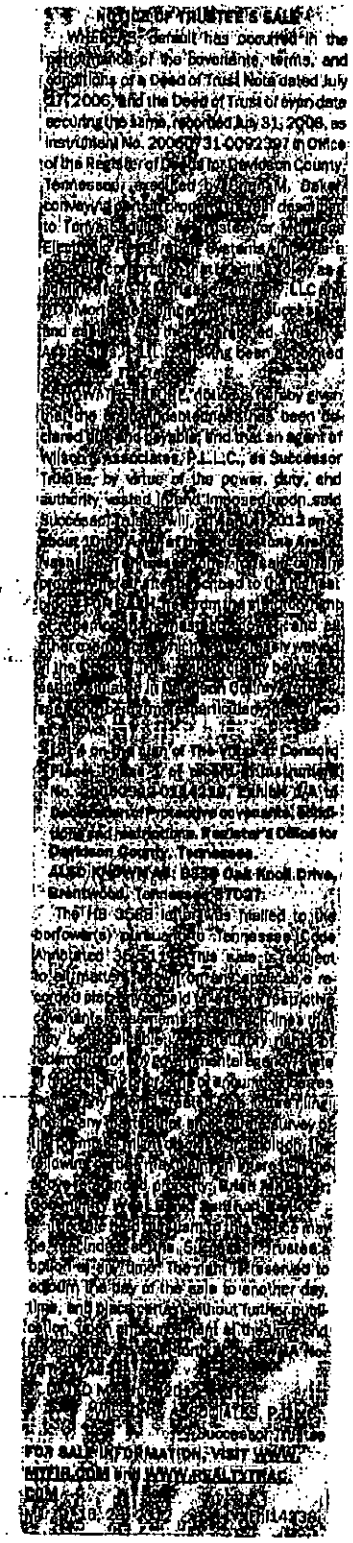
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the Individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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**
**Second Insertion**
**Third Insertion**
**Total**



NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 27, 2006, and the Deed of Trust of even date securing the same, recorded July 31, 2006, as Instrument No. 20060731-0092397 in Office of the Register of Deeds for Davidson County, Tennessee, executed by [illegible] Dale, conveying [illegible] Corporation, as described to Tony [illegible], Administrator for Mortgage Electronic Registration Systems, Inc., as a [illegible] corporation, as Nominee for [illegible] LLC and [illegible] Successors and assigns, and [illegible] LLC having been appointed [illegible]

[illegible] hereby given, that the undersigned has been declared the holder and payable, and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested and imposed upon said Successor Trustee will, on March 27, 2012 at about 10:00 AM at the [illegible] Davidson County, Tennessee, proceed to [illegible] sell at public outcry to the highest bidder for cash, the following described property situated in Davidson County, Tennessee, to-wit:

Lot 4 on the Plan of The Village at Concord Place, Phase 2, of record in Instrument No. [illegible], Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 6328 Oak Knoll Drive, Brentwood, (Williamson) 37027

The real property will be sold to the highest bidder, free from the equity of redemption, homestead, dower, and all other exemptions, rights of curtesy, and marital rights of all kinds, which are expressly waived in the Deed of Trust. The sale is subject to all matters shown in any applicable recorded plat, survey, or prior instruments, and any statement of fees or taxes that is the responsibility of the buyer. The property will be sold subject to unpaid taxes, any prior liens of record, and to the equity of redemption, statutory right of redemption, and any prior unreleased rights of dower, homestead or other exemptions of any persons having an interest in the property. The sale may be rescinded at any time without notice. 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 scheduled for sale. [illegible] Successor Trustee

FOR SALE INFORMATION: VISIT WWW.[illegible]

## 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:

**March 9, 2012**
**March 16, 2012**
**March 23, 2012**

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

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

STATE OF TENNESSEE

On this 23rd day of **March 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**