RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Matthew V. Stanley

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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:T20120042725 DEEDTRS
Recvd: 06/11/12 09:17 7 pgs
Fees:37.00 Taxes:0.00
20120611-0050593

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 29, 2004 and recorded December 7, 2004, as Instrument No. 20041207-0145868 in the Register's Office of Davidson County, Tennessee, Matthew V. Stanley and Jamie L. Stanley conveyed to Charles E. Womble, as Trustee for Academy Bank, 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 May 7, 2012 as Instrument No. 20120507-0038958 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 May 4, 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 March 2, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on May 30, 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 $143,910.00, 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 Home Loan Mortgage Corporation, 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 Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows to wit: Being Lot Number 10 on the Plan of Dupontonia Park, of record in Plat Book 2900, page 47, and amended in Plat Book 3075, page 585, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Matthew V. Stanley by Quitclaim deed recorded February 7, 1995, at Book 9941, Page 435, Register's Office for Davidson County, Tennessee.

Commonly known as: 116 Riner Court, Old Hickory, Tennessee 37138-2327.

Tax Parcel No.: 053 150 009.00

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 Home Loan Mortgage Corporation, 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 $143,910.00, 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 AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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 November 29, 2004, recorded December 7, 2004, as Instrument No. 20041207-0145868 in the Register's Office of Davidson County, Tennessee, executed by Matthew V. Stanley and Jamie L. Stanley in favor of Academy Bank to secure the payment of a deed of trust note to Academy Bank.

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 10th 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 10 day of June,

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

4-19-21

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_bboone_120530_1343

Department of Defense Manpower Data Center

Results as of: May-25-2012 123920

SCRA 2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: STANLEY First Name: MATTHEW V

Active Duty Status As Of: May-25-2012

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

Department of Defense Manpower Data Center

Results as of: May-25-2012 12:38:46

SCRA 2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: STANLEY First Name: JAMIE L

Active Duty Status As Of: May-25-2012

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			

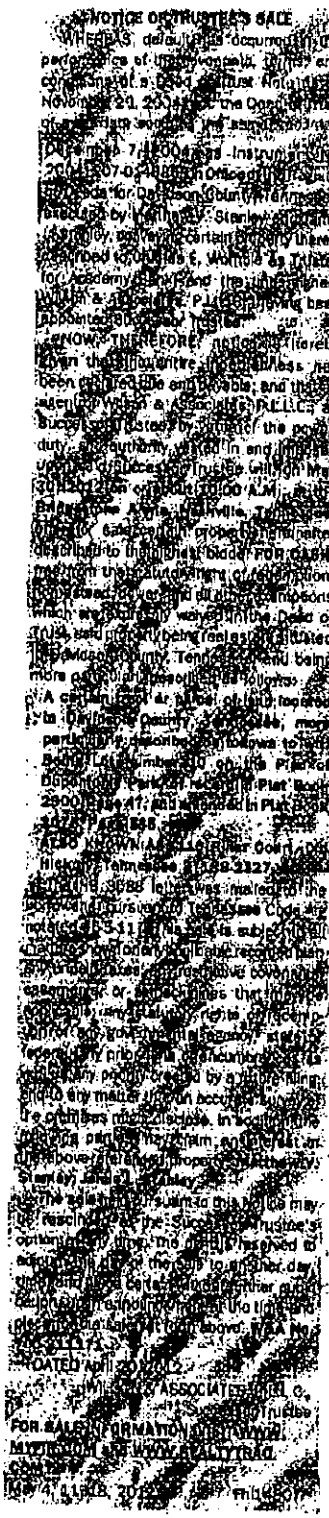
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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	$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, duties and conditions of a Deed of Trust dated November 21, 2005 of record in Book [illegible] Page 7, [illegible] Instrument No. 20051207-0[illegible] in the Register's Office for Davidson County, Tennessee, executed by [illegible] Stanley, a single man, conveying certain property therein described to [illegible] as Trustee for Academy Bank and the undersigned, [illegible] Plaintiff, having been appointed successor trustee;

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and the undersigned, [illegible] & ASSOCIATES, PLLC, as successor trustee by virtue of the power, duty and authority vested in and imposed upon the undersigned as successor trustee will on May 30, 2012 at or about 10:00 A.M. at the Davidson County Courthouse, Nashville, Tennessee, offer for sale at public outcry to the highest bidder FOR CASH, free from the [illegible] of redemption, homestead, dower and all other exemptions which are hereby waived in the Deed of Trust, said property being [illegible] situated in Davidson County, Tennessee and being more particularly described as follows:

A certain tract or parcel of land located in Davidson County, [illegible], more particularly described as follows to wit: Being Lot [illegible] on the Plan of [illegible] Part 2 of record in Plat Book [illegible] Page 41, and amended in Plat Book [illegible] Page 585, [illegible]

Also Known As: [illegible] Tax Map [illegible] Parcel [illegible] Hermitage, Tennessee 37228-2127

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

Being property commonly known as [illegible] Hermitage, Tennessee 37228-2127

The sale will be made subject to all matters that an accurate survey and inspection of the premises may disclose, in addition to any matters which are prior liens or otherwise affect the title to the property, including but not limited to unpaid taxes, restrictive covenants, easements or setback lines that may be applicable to the property, and all rights of occupants, tenants, persons or parties in possession, and any and all matters which would be disclosed by an accurate survey and inspection of the property. The right is reserved to postpone the sale to a subsequent day, not more than thirty (30) days from the above date, without further publication, by announcement at the time and place fixed for the sale. The sale may be rescinded at any time by the Substitute Trustee. Title is believed to be good, but the undersigned Substitute Trustee's only obligation is to convey such title as is vested in it as Substitute Trustee. The property will not be sold subject to the right of redemption, which is hereby waived by the Deed of Trust.

DATED April 20, 2012

[illegible] & ASSOCIATES, PLLC, as Substitute Trustee

FOR SALE INFORMATION: [illegible] MAY BE OBTAINED AT WWW.REALTYTRAC.

May 4, 11, 18, 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:

May 4, 2012
May 11, 2012
May 18, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: Marsha B. Payne
Marsha B. Payne, Administrative Specialist

STATE OF TENNESSEE

On this 18th 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 Marsha B. Payne acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS