RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Marvin W. Bonner

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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: T20120043260 DEEDTRS
Recvd: 06/12/12 10:52 6 pgs
Fees: 32.00 Taxes: 0.00
20120612-0051318

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 27, 2007 and recorded July 31, 2007, as Instrument No. 20070731-0090695 in the Register's Office of Davidson County, Tennessee, Marvin W. Bonner conveyed to Sandra F. Jones, a resident of Davidson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Franklin American Mortgage Company and Franklin American Mortgage Company'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 secured has appointed **SHELLIE WALLACE** as Successor Trustee and **ANGELA BOYD** as Co-Trustee by instrument of record recorded on January 23, 2012 as Instrument No. 20120123-0006012 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 August 31, 2011; and on said date the sale was announced to be postponed to November 2, 2011; and on said date the sale was announced to be postponed to January 4, 2012; and on said date the sale was announced to be postponed to February 1, 2012; and on said date the sale was announced to be postponed to February 29, 2012; and on said date the sale was announced to be postponed to March 28, 2012; and on said date the sale was announced to be postponed to April 25, 2012; said advertisement began on July 1, 2011 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on April 25, 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 $189,859.07, 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 Secretary of Housing and Urban Development, his/her successors and/or assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Co-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 Co-Trustee does hereby grant, bargain, sell, and convey to The Secretary of Housing and Urban Development, his/her successors and/or 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 33 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record by Instrument Number 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same property conveyed to Marvin W. Bonner by Warranty Deed recorded July 31, 2007, as Instrument No. 20070731-0090694, Register's Office for Davidson County, Tennessee.

Commonly known as: 1752 Cumberland Station Boulevard, Madison, Tennessee 37115.

Tax Parcel No.: 053 09 0B 095.00

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 3rd day of May, 2012.

Angela Boyd
Co-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, Angela Boyd, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 3 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 $189,859.07, 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.

Angela Boyd
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, Angela Boyd, as Co-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 3 day of May, 2012.

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

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

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 Co-Trustee with a certain deed of trust, dated July 27, 2007, recorded July 31, 2007, as Instrument No. 20070731-0090695 in the Register's Office of Davidson County, Tennessee, executed by Marvin W. Bonner in favor of Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Franklin American Mortgage Company and Franklin American Mortgage Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Franklin American Mortgage Company and Franklin American Mortgage Company'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 3rd day of May, 2012

Angela Boyd
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, Angela Boyd, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 3 day of May,

Notary Public

My Commission Expires: 4-19-2021

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

FHA No. 483-3754104-703
DServiceMembersAffidavitOLD_bboone_120425_1528

Department of Defense Manpower Data Center

Results as of: Apr-20-2012 12:47:54

Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name: Bonner First Name: Marvin Date Of Interest: Apr-20-2012

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 a Deed of Trust Note dated July 27, 2007, and the Deed of Trust of even date securing the same, recorded July 31, 2007, as Instrument No. 20070731-0090695 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Marvin W. Bonner, conveying certain property therein described to Sandra F. Jones, a resident of Davidson County, Tennessee as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Franklin American Mortgage Company and, Franklin American Mortgage Company's successors and assigns; and the undersigned, Shellie Wallace of Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Shellie Wallace of 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 August 25, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Number 33 on the Plan of Cumberland Station at Wilson Office, Section Three, as of record by Instrument Number 20031006-0145889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

ALSO KNOWN AS: 1762 Cumberland Station Boulevard, Madison, Tennessee 37115

The HB 3588 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; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Heirs of Marvin W. Bonner; Cumberland Station at Wilson Camp Homeowners Association Inc.; Marvin W. Bonner; Sheryl Bonner as Administrator of the Estate of Marvin Bonner; Terrell Brandy Funeral Home, Inc.; Estate of Marvin W. Bonner

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. W&A No. 700-107124

DATED June 27, 2011

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

By: Shellie Wallace

FOR SALE INFORMATION, VISIT WWW.MYTSG.COM and WWW.REALTYTRAC.COM

July 1, 8, 15, 2011 Pg12791

PROOF OF PUBLICATION

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:

July 1, 2011
July 8, 2011
July 15, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 15th day of **July 2011**, 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

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