**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Deborah Sparks**

**GRANTEE(s)**
**James Roberts**

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:T20120043295 DEEDTRS
Recvd: 06/12/12 11:54 7 pgs
Fees:38.00 Taxes:77.70
20120612-0051369

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 19, 2004 and recorded December 9, 2004, as Instrument No. 20041209-0146746 in the Register's Office of Davidson County, Tennessee, Bernard C. Sparks and Deborah Sparks conveyed to Wesley D. Turner, as Trustee for Ameriquest Mortgage Company, 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, JPMC Specialty Mortgage LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 18, 2012 as Instrument No. 20120518-0043311 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 JPMC Specialty Mortgage LLC 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 January 23, 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 James Roberts, at and for the sum of $19,326.60, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following land in Davidson County, Tennessee: Land in Davidson County, Tennessee, being Lot Number 108B on the plan of Zone Lot Division Lot Numbers 107 and 108 W.R. Wilson Subdivision of record in Plat Book 6200 page 730, amending Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Sparks by Special Warranty Deed recorded March 18, 2004 , as Instrument No. 20040318-0030733, Register's Office for Davidson County, Tennessee.

Commonly known as: 409 35th Avenue North Apartment B, Nashville, Tennessee 37209.

Tax Parcel No.: 092-09-0-394.00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 4th day of June, 2012.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp
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 4 day of June, 2012.

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

Notary Public

My Commission Expires: _____

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 $19,326.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
James Roberts

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
James Roberts
915 Lewisburg Pk
Franklin, TN, 37064

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
$ 24,000
_____, **Affiant**
**Subscribed and sworn before me this the**
12 **Day of** June, 2012
_____, **Deputy Register**

# 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 19, 2004, recorded December 9, 2004, as Instrument No. 20041209-0146746 in the Register's Office of Davidson County, Tennessee, executed by Bernard C. Sparks and Deborah Sparks in favor of Ameriquest Mortgage Company to secure the payment of a deed of trust note to Ameriquest Mortgage Company.

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 4th 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 4 day of June, 2021.

Notary Public

My Commission Expires: 4-19-2021

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

DServiceMembersAffidavitTN_bboone_120530_1319

Department of Defense Manpower Data Center

Results as of : May-25-2012 12:31:15

SCRA 2.2

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: SPARKS First Name: DEBORAH

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 12:31:17

SCRA 2.2

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: SPARKS First Name: BERNARD C

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, terms, and conditions of a Deed of Trust Note dated November 1, 2004, and the Deed of Trust of even date securing the same, recorded December 9, 2004, as Instrument No. 20041209-0137746 in the Register's Office for Davidson County, Tennessee, executed by Forrest D. Parks and Deborah Parks, conveying certain property therein described to Cathey, Dumas & Associates for the benefit of America's Wholesale Lender, and the undersigned, Wilson & Associates, P.L.L.C., Nancy [illegible] as Trustee.

NOW, THEREFORE, notice is hereby given that the undersigned Trustee has been requested and has agreed, and that on behalf of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty and authority vested in and imposed upon said substitute trustee, on May [illegible], 2012 as of about 10:00 A.M., at the [illegible] in Nashville, Tennessee, offer for sale to the highest bidder for cash, the following described property, hereinafter described, to satisfy the indebtedness secured by said Deed of Trust, including all costs and expenses of foreclosure, interest, dower, and all other exceptions 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 [illegible] Tennessee, being Lot Number 1058 on the plan of Zone Lot [illegible] Lot Numbers 107 and 108 W. B. Wilson's Subdivision of record in [illegible] 600, Page 730, Register's Book 322, [illegible] 448, 2nd Avenue [illegible] Nashville, Tennessee [illegible] 100, [illegible] 35 feet, 7 inches to the point of beginning. This sale is subject to all matters shown on any recorded plat, to all legal highways, zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority, any statutory right of redemption of any governmental body, any prior liens of record, any matters that an accurate survey of the premises may disclose, and to the following items that may claim an interest in the above referenced property: Borrower, Co-Borrower, Tenant, Occupant, Spouse, Unknown Spouse, Unknown Heirs.

The sale held pursuant to this notice may be rescinded at any time without further notice, and/or the undersigned may postpone the sale to any subsequent day, time and place certain without further publication upon announcement at the time and place for the sale set forth above. WITNESS my hand this [illegible] day of [illegible], 2012.

PAID [illegible], 2012

WILSON & ASSOCIATES, P.L.L.C.
Successor Trustee
[illegible] INFORMATION: Visit this [illegible] and [illegible] REALESTATE.

[illegible] FN14802

## 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 dbu/ 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**