RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wilber Medrano and Milagro R. Flores Quateno

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

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:T20120057549 DEEDTRS
Recvd: 08/03/12 13:30 7 pgs
Fees:37.00 Taxes:0.00
20120803-0069093

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 7, 1999 and recorded July 12, 1999, at Book 11568, Page 185 in the Register's Office of Davidson County, Tennessee, Wilber Medrano and Milago E. Flores Quiteno conveyed to Deborah B. Nieto of Knox County, TN or Roushanak Pazouki Baghaii of Williamson County, TN, as Trustee for CTX 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 10, 2012 as Instrument No. 20120710-0060403 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 June 13, 2012; and on said date the sale was announced to be postponed to July 11, 2012; 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 July 11, 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 $53,269.23, 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 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 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 No. 27 on the plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Wilber Medrano and Milagro R. Flores Quateno by Warranty Deed recorded July 12, 1999 , at Book 11568, Page 182, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1979 Carloss Drive, Nashville, Tennessee 37210-4721.
>
> Tax Parcel No.: 106 14 0 023.00

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 Successor Trustee has hereunto set his or her hand and seal this 23 day of July, 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 23 day of July.

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 $53,269.23, 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

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Witness my hand and seal at office in Little Rock, Arkansas, this 23 day of July.

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:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

FHA No. 483-2713648-729

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 7, 1999, recorded July 12, 1999, at Book 11568, Page 185 in the Register's Office of Davidson County, Tennessee, executed by Wilber Medrano and Milago E. Flores Quiteno in favor of CTX Mortgage Company to secure the payment of a deed of trust note to CTX 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 23 day of July, 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 23 day of July,

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

Notary Public

My Commission Expires: 4-19-2021

FHA No. 483-2713648-729
DServiceMembersAffidavitTN_gmcnatt_120717_1535

Department of Defense Manpower Data Center

Results as of : Jul-16-2012 12.27:24

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: QUITENO First Name: MILAGRO E

Active Duty Status As Of: Jul-16-2012

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 : Jul-16-2012 12:27:24

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MEDRANO First Name: WILBER

Active Duty Status As Of: Jul-16-2012

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			

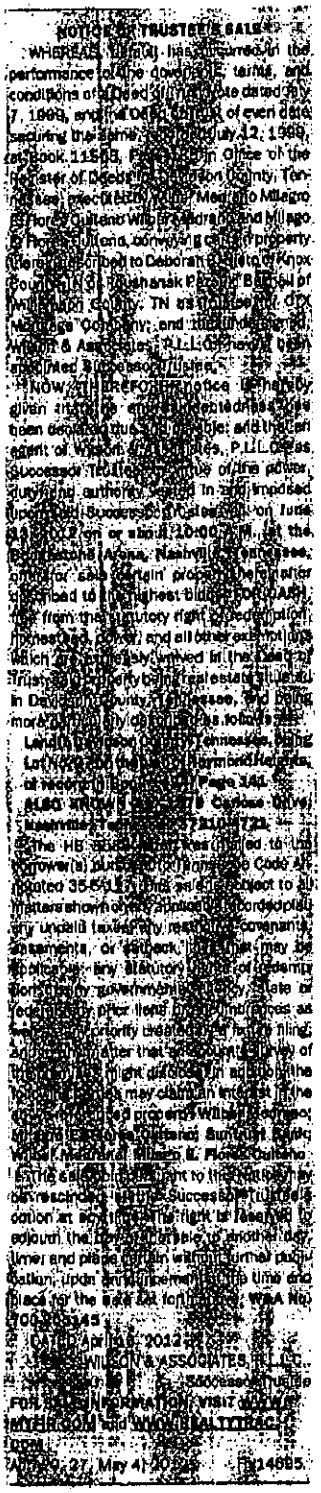
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Mary M. Snavely-Dixon

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, [illegible] has/have failed to perform the covenants, terms, and conditions of a Deed of Trust/Mortgage dated July 7, 1999, and of Deed of Trust of even date, securing the same, both dated July 12, 1999, at Book 11503, Page [illegible] in Office of the Register of Deeds for Davidson County, Tennessee, executed by [illegible] Medrano Milagro to Florez Quitana Wilson & Deborah S. and Milagro to Florez Quitana, conveying certain property [illegible] described to Deborah S. [illegible] to Knox County, TN as Trustee for [illegible] Bank of [illegible] County, TN as Trustee for [illegible] Mortgage Company; and [illegible] Wilson & Associates, P.L.L.C. named and [illegible] Successor Trustee,

NOW, THEREFORE, notice is hereby given that the said [illegible] has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C. as Successor Trustee, by virtue of the above, duly and authority vested in and imposed upon [illegible] Successor Trustee, on June [illegible] 2012 on or about 10:00 A.M. at the [illegible] Arena, Nashville, Tennessee, will sell at public outcry to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are hereby waived in the Deed of Trust, the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Lot No. [illegible] on the Plan of Normandy Heights, of record in Book [illegible] Page 141, [illegible] Register's Office for Davidson County, Tennessee, being [illegible] Carlisle Drive, Nashville, TN 37210-3721.

The [illegible] is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictions, covenants, easements, or setback lines that may be applicable; any statutory right of redemption or possession by any governmental authority, State or Federal, to any [illegible] property; any prior liens of record; matters as would be [illegible] by an accurate survey and inspection of the property; and the right of [illegible] in and to the property as may [illegible] the property. William Quintana, Florez Quintana and Milagro Florez Quintana, Surviving Spouse, Heirs, Devisees, Personal Representatives and Assigns, if any, of Wilson E. Florez Quintana

The sale is subject to redemption by the United States of America, if any, pursuant to 26 U.S.C. Section 7425(d), and to the right of the Successor Trustee to postpone the sale from time to time by announcement at the time and place of the sale set forth above. The Successor Trustee reserves the right to adjourn the day of sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. WBA No. 704.2053145

DATED: April 6, 2012

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

FOR MORE INFORMATION, VISIT www.tnforeclosure.com and www.foreclosurehotline.com

Apr 20, 27, May 4, 2012 TN14885

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