RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joyce A. Newman

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:T20120058082 DEEDTRS
Recvd: 08/06/12 14:11 7 pgs
Fees:37.00 Taxes:0.00
20120806-0069863

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 23, 2009 and recorded December 11, 2009, as Instrument No. 20091211-0113104 in the Register's Office of Davidson County, Tennessee, Joyce A. Newman conveyed to W. Aaron Fortner a resident of Davidson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Churchill Mortgage Corporation and Churchill Mortgage Corporation'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, Wells Fargo Bank NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 13, 2012 as Instrument No. 20120613-0051927 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 Wells Fargo Bank NA 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 June 1, 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 December 4, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of June 27, 2012; and on said date the sale was announced to be postponed to July 27, 2012; and

WHEREAS, pursuant to said advertisement and notice, on July 27, 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 Wells Fargo Bank NA, at and for the sum of $120,495.91, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank NA 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 Wells Fargo Bank NA 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:

Being the easterly 4 feet of Lot Number 6 and the westerly 46 feet of Lot Number 7 on the plan of Greenway, as of record in Bok 421, page 110, Register's Office, Davidson County, Tennessee.

Said part of Lots Numbers 6 and 7 front together 50 feet on the northerly side of Sharpe Avenue and run back between parallel lines, 160 feet to north alley.

Being the same property conveyed to Joyce A. Newman by Warranty Deed recorded January 17, 1974 , at Book 4875, Page 522, Register's Office for Davidson County, Tennessee.

Commonly known as: 1127 Sharpe Avenue, Nashville, Tennessee 37206-2601.

Tax Parcel No.: 083 01 327.00

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 3 day of AUG., 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 3 day of August.

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 $120,495.91, 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 3 day of August.

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:
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 November 23, 2009, recorded December 11, 2009, as Instrument No. 20091211-0113104 in the Register's Office of Davidson County, Tennessee, executed by Joyce A. Newman in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Churchill Mortgage Corporation and Churchill Mortgage Corporation'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 Churchill Mortgage Corporation and Churchill Mortgage Corporation'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 3 day of Aug., 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 3 day of August, 2012

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

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_jmossalli_120727_1433

Department of Defense Manpower Data Center

Results as of : Jul-26-2012 06:11:43

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: NEWMAN First Name: JOYCE A

Active Duty Status As Of: Jul-26-2012

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 agreements, terms and conditions of that certain Promissory Note dated November 2, [illegible] and that certain Deed of Trust of even date therewith, executed by [illegible] recorded December [illegible], 2006, as Instrument No. 20061201-0[illegible] in the Office of the Register of Davidson County, Tennessee, [illegible] Newman, providing certain property described therein as security for the payment of the indebtedness therein described, and [illegible] Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for [illegible] Mortgage Corporation, its successors and assigns, and the undersigned, Wilson & Associates, P.L.L.C., was appointed Successor Trustee by [illegible]

NOW, THEREFORE, notice is hereby given that the undersigned successor has been declared [illegible] and that an agent 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 June 27, 2012, beginning at 10:00 A.M. at the [illegible] Plaza, Nashville, Tennessee, offer for sale at public outcry, to the highest bidder for CASH, the following described property, situated in Davidson County, Tennessee, to wit: [illegible]

[illegible] from the intersection of the [illegible] Avenue, 150 feet to the point of beginning.

ALSO KNOWN AS: 127 Glenda Avenue, Nashville, TN 37206-2801

The [illegible] was mailed to the [illegible] pursuant to Tennessee Code Annotated [illegible]-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 priorities or equities which will as any priority created by [illegible] and to any matter that an [illegible] of the premises may disclose. In addition, the [illegible] conveyed by said deed of trust in favor of [illegible] Mortgage Electronic Registration Systems, Inc., as nominee for [illegible] Mortgage Corporation, its successors and assigns, to secure the payment of the indebtedness therein described, and the undersigned, Wilson & Associates, P.L.L.C., was appointed Successor Trustee by [illegible]

The sale hereby noticed to [illegible] at any time. The sale is noticed to [illegible] another day, [illegible] without further publication, at the time and place set forth above. WAS No. 1284-224178.

Dated: May 22, 2012

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

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

June 1, 8, 15, 2012 00011901

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:

June 1, 2012
June 8, 2012
June 15, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **15th** day of **June 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