RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bianca Maria Quezergue and Jimmie Hills Jr.

GRANTEE(s)
Eric Sox

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:T20120062349 DEEDTRS
Recvd: 08/21/12 10:30 7 pgs
Fees:38.00 Taxes:172.64
20120821-0074956

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 7, 2004 and recorded July 14, 2004, as Instrument No. 200407140083745 in the Register's Office of Davidson County, Tennessee, Bianca Maria Quezergue a/k/a Bianca Quezergue and Jimmie Hills, Jr. conveyed to Nations Title Agency, as Trustee for First Franklin Financial Corp., subsidiary of National CityBank of Indiana, 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, PNC Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 18, 2012 as Instrument No. 20120718-0063343 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 PNC 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 July 13, 2012 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 8, 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 Eric Sox, at and for the sum of $46,660.00, 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 Eric Sox 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 Eric Sox, its successors and 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. 5-J on the Plan of Lake Towne Park, Section 6, as of record in Book 6900, Page 832, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Subject to Restrictions of record in Book 7931, Page 898, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bianca Maria Quezergue and Jimmie Hills Jr. by Warranty Deed recorded July 14, 2004 , as Instrument No. 20040714-0083744, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3617 Lipton Place, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 15014007000

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 Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of Aug., 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 14 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 $$46,660.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Eric Sox

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:
Eric Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 46,660
_____, **Affiant**
Subscribed and sworn before me this the
21 **Day of** August, **20**12.
Brandi Wells, **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 July 7, 2004, recorded July 14, 2004, as Instrument No. 200407140083745 in the Register's Office of Davidson County, Tennessee, executed by Bianca Maria Quezergue a/k/a Bianca Quezergue and Jimmie Hills, Jr. in favor of First Franklin Financial Corp., subsidiary of National CityBank of Indiana to secure the payment of a deed of trust note to First Franklin Financial Corp., subsidiary of National CityBank of Indiana.

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 14 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 14 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_jdean_120808_1105

Department of Defense Manpower Data Center

Results as of : Aug-07-2012 12:21:58

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: QUEZERGUE First Name: BIANCA MARIA

Active Duty Status As Of: Aug-07-2012

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 : Aug-07-2012 12:21:56

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HILLS First Name: JIMMIE

Active Duty Status As Of: Aug-07-2012

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			

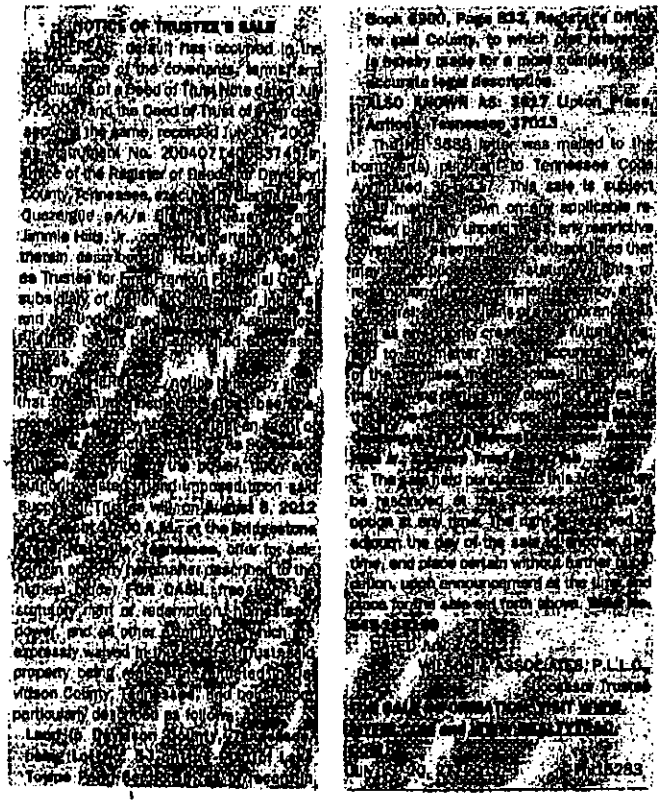
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Mary M. Snavely-Dixon

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
Second Insertion
Third Insertion
Total



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 7, 2006, and the Deed of Trust of even date securing the same, recorded July 12, 2006 in Book No. 20060714-0093743 in the Office of the Register of Deeds of Davidson County, Tennessee, executed by Lisa Marie Quezergue a/k/a Elizabeth Quezergue and Jimmie Hale, Jr., conveying certain property therein described to Nashville Title Agency as Trustee for the benefit of Franklin Financial Corporation, a subsidiary of Pinnacle Financial Corporation, and the undersigned, Substitute Trustee, was appointed; and

WHEREAS, notice is hereby given that the undersigned Substitute Trustee will on August 8, 2012 at 10:00 A.M. at the Bridgestone Arena, Nashville, Tennessee, offer for sale at public outcry, hereinafter described property, to the highest bidder. FOR CASH, free from any statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being commonly known as 1613 Hobson Pike, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Book 6900, Page 832, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

ALSO KNOWN AS: 1617 Upton Place, Antioch, Tennessee 37013

That the Sales Notice 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, setback lines that may be applicable to said property, rights of parties in possession, any and all unpaid owners' association assessments, and all other superior liens or encumbrances.

The said real property is to be sold subject to any and all unpaid taxes, and the purchaser will be required to pay the Substitute Trustee the full purchase price at the time of the sale. The right is reserved to adjourn the day of the said sale to any other day, and place certain without further publication, upon announcement at the time and place for the said sale set forth above.

Nashville Title Agency & Associates, P.L.L.C.
Substitute Trustee
[illegible]

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:

July 13, 2012
July 20, 2012
July 27, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 27th day of **July 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