RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christie L. Boshers

GRANTEE(s)
American General Mortgage Lona Trust 2009-1

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:T20120063007 DEEDTRS
Recvd: 08/23/12 08:58 6 pgs
Fees:33.00 Taxes:415.52
20120823-0075744

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 16, 2004 and recorded December 29, 2004, as Instrument No. 20041229-0154219 in the Register's Office of Davidson County, Tennessee, Christie Boshers a/k/a Christie L Boshers conveyed to Leisa B. Kinnin, as Trustee for Crossroads Mortgage, a division of AIG Federal Savings Bank, 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, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 30, 2012 as Instrument No. 20120730-0066653 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 PennyMac Loan Services, 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 July 20, 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 April 3, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on August 15, 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 PennyMac Loan Services, LLC, at and for the sum of $112,303.00, that being the highest and best bid offered; and

WHEREAS, the said PennyMac Loan Services, LLC, has assigned its interest in said property to American General Mortgage Loan Trust 2009-1, 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 PennyMac Loan Services, LLC 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 American General Mortgage Loan Trust 2009-1, 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 Number 486 on the Plan of Peppertree Forest, P.U.D. Section 9 of record in Plat Book 7900, Page 760, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christie L. Boshers by Warranty Deed recorded March 26, 2003 , as Instrument No. 200303260039886, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4016 Pepperwood Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 165130A10200

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 American General Mortgage Loan Trust 2009-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 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 10 day of Aug, 2012.

Amanda Sherrod

Notary Public

My Commission Expires: 4-5-22

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

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 $112,303.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 10 day of Aug, 2012.

Amanda Sherrod

Notary Public

My Commission Expires: 4-5-22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
PennyMac Loan Services, LLC
27001 Agoura Road #200
Calabasas, CA 91301

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

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 December 16, 2004, recorded December 29, 2004, as Instrument No. 20041229-0154219 in the Register's Office of Davidson County, Tennessee, executed by Christie Boshers a/k/a Christie L Boshers in favor of Crossroads Mortgage, a division of AIG Federal Savings Bank to secure the payment of a deed of trust note to Crossroads Mortgage, a division of AIG Federal Savings Bank.

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 20 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 10 day of Aug, 2012.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires: 4-5-22

DServiceMembersAffidavitTN_jdean_120815_1112

Department of Defense Manpower Data Center

Results as of : Aug-03-2012 12:35:18

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BOSHERS First Name: CHRISTIE

Active Duty Status As Of: Aug-03-2012

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			

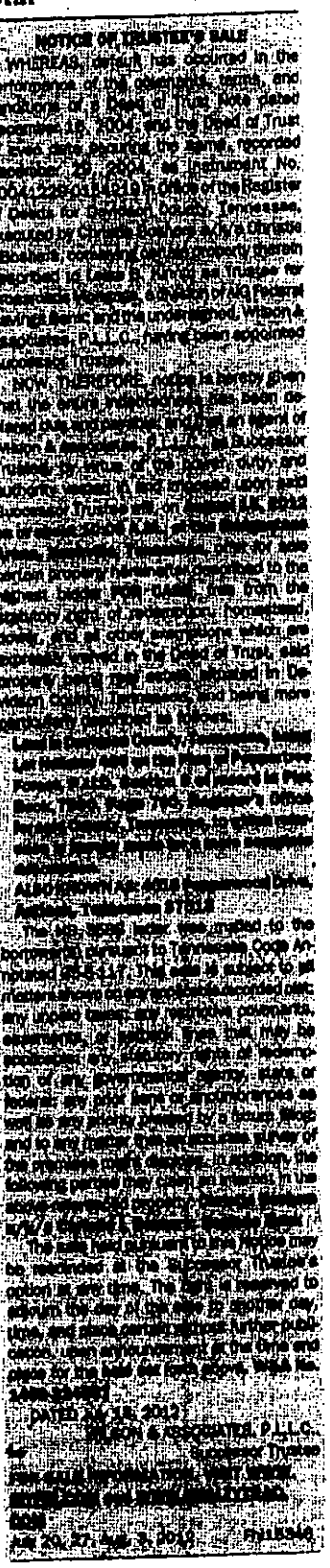
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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
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 December 19, 2007, and the Deed of Trust of even date securing the same, recorded February 29, 2008, as Instrument No. 20080229-0018819 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Christie Boehler a/k/a Christie L Boehler, conveying certain property therein described to Lake B. Barrett as Trustee for Countrywide Mortgage, a division of MG Federal Savings Bank, and the undersigned, Wilson & Associates, P.L.L.C., has been appointed Successor Trustee;

NOW, THEREFORE, notice is hereby given that, the undersigned has been appointed and substituted as trustee in place of Lake B. Barrett, and 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 by the terms of the Deed of Trust, will on August 16, 2012 at or approximately [illegible] sell at public auction to the highest bidder for cash, the following certain property [illegible] to the Deed of Trust, free from the statutory rights of redemption, homestead, dower, all [illegible] exemptions which are expressly waived in the Deed of Trust, said property [illegible] and being more particularly described as follows:

[illegible]

The sale will be subject to the [illegible] pursuant to Tennessee Code Annotated [illegible] any unpaid taxes, any restrictive covenants, [illegible] any [illegible] 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 [illegible] by a bona fide lien and to all matters that an accurate survey of the premises may show, and 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 of the sale set forth above, and the sale may be rescinded at any time prior to the sale. Time is of the essence. Purchaser shall have thirty (30) days from the date of sale within which to object to the terms of the sale. In the event that a timely objection is made, the undersigned shall return the deposit and all costs advanced by the purchaser, whereupon this sale shall be null and void and of no effect whatsoever. The property will be sold subject to unpaid taxes, any prior liens of record and all matters that an accurate survey may show.

DATED July 18, 2012

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

[illegible]

File No. 12-[illegible]

July 20, 27, Aug. 3, 2012

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 20, 2012
July 27, 2012
August 3, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 3rd day of **August 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