RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Georgia B. Dixon and Joe Dixon

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:T20120068678 DEEDTRS
Recvd: 09/12/12 14:11 6 pgs
Fees:32.00 Taxes:0.00
20120912-0082862

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 20, 2009 and recorded August 12, 2009, as Instrument No. 20090812-0075904 in the Register's Office of Davidson County, Tennessee, Georgia B. Dixon conveyed to Arnold M. Weiss, Attorney at Law, Weiss Spicer, PLLC, Memphis TN 38108, as Trustee for Bank of America, N.A., a National Banking Association, 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, Reverse Mortgage Solutions, Inc. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 23, 2012 as Instrument No. 20120823-0075918 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 Reverse Mortgage Solutions, Inc. 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 August 3, 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 June 4, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on August 29, 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 Reverse Mortgage Solutions, Inc., at and for the sum of $177,919.98, that being the highest and best bid offered; and

WHEREAS, the said Reverse Mortgage Solutions, Inc. 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 Reverse Mortgage Solutions, Inc. 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:

Land situated in the County of Davidsion in the State of Tennessee

Being part of Lot 19 and part of Lot 20 on the Plan of River Vista Subdivision, as of record in Book 1424, Page 118, Register's Office for said County, and described according to a re-survey by Donald R. Carver, Surveyor, dated November 23, 1970, as follows:
Beginning at a point in the Westerly margin of Jones Circle at the common corner of Lots 20 and 21; thence with the line between said lots, Westerly 134 feet to a point; thence Nroth 11 degrees East 256 feet to a point in the Southwesterly margin of a 50 foot street dedicated by an Instrument of Record in Book 4142, Page 257; thence with the margin of the same, South 48 degrees West 139.45 feet to a point at the beginning of a curve; thence around said curve, Southwesterly ____ feet to a point in the Northwesterly margin of Jones Circle; then with the margin of the same, Southwesterly 130.1 feet to the point of beginning.

Being the same property conveyed to Georgia B. Dixon and Joe Dixon by Warranty Deed recorded December 7, 1970 , at Book 4465, Page 11, Register's Office for Davidson County, Tennessee.

Commonly known as: 53 Jones Circle, Old Hickory, Tennessee 37138.
Tax Parcel No.: 044 07 017.00

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 6 day of Sept, 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 6 day of Sept,

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 $177,919.98, 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 6 day of Sept,

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
FHA No. 483-4106486

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

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 May 20, 2009, recorded August 12, 2009, as Instrument No. 20090812-0075904 in the Register's Office of Davidson County, Tennessee, executed by Georgia B. Dixon in favor of Bank of America, N.A., a National Banking Association to secure the payment of a deed of trust note to Bank of America, N.A., a National Banking Association.

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 6 day of Sept., 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 16 day of Sept.,

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. 483-4106486
DServiceMembersAffidavitTN_jdean_120829_1047

Department of Defense Manpower Data Center

Results as of : Aug-29-2012 09:41:31

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DIXON
First Name: GEORGIA
Middle Name: B
Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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 May 20, 2009, and the Deed of Trust of even date securing the same, recorded August 12, 2009, as Instrument No. 20090812-0075904 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Georgia B. Dixon, conveying certain property therein described to Arnold M. Weiss, Attorney at Law, Weiss Spicer, PLLC, Memphis TN 38106 as Trustee for Bank of America, N.A., a National Banking Association; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; 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 August 28, 2012 at or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions 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 situated in the County of Davidson in the State of Tennessee

Being part of Lot 19 and part of Lot 20 on the Plan of River Vista Subdivision, as of record in Book 1434, Page 118, Register's Office for said County, and described according to a re-survey by Donald R. Culver, Surveyor, dated November 23, 1976, as follows:

Beginning at a point in the Westerly margin of Jones Circle at the common corner of Lots 20 and 21; thence with the line between said lots, Westerly 134 feet to a point; thence North 11 degrees East 250 feet to a point in the Southwesterly margin of a 30 foot street dedicated by an instrument of record in Book 4142, Page 213; thence with the margin of the same, South 48 degrees West 126.49 feet to a point at the beginning of a curve; thence counterclockwise with said curve, Southwesterly ____ feet to a point in the Northeasterly margin of Jones Circle; thence with the margin of the same, Southeasterly 130.1 feet to the point of beginning.

ALSO KNOWN AS: 29 Jones Circle, Old Hickory, Tennessee 37138

The HB 3585 letter 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, or setback lines 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 priority created by a future filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Georgia B. Dixon; Secretary of Housing & Urban Development; The Estate of Georgia B. Dixon; Ann Pridgen; Vester Bradshaw; Craig Bradshaw; Heirs of Georgia B. Dixon

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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 for the sale set forth above. Case No. 12-[illegible]

DATED July 31, 2012

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

FOR SALE INFORMATION, VISIT WWW.SEVERLOGIC.COM and WWW.FORECLOSURE.COM

Aug. 3, 10, 17, 2012 Fh15460

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:

August 3, 2012
August 10, 2012
August 17, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 17th 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

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