RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Melvin Eugene Hacker and Charo Carrero Hacker

GRANTEE(s)
WELLS FARGO BANK, N.A.,

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:T20120083066 DEEDTRS
Recvd: 10/31/12 15:08 8 pgs
Fees:43.00 Taxes:1871.95
20121031-0100162

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 27, 2010 and recorded February 3, 2010, as Instrument No. 20100203-0008579 in the Register's Office of Davidson County, Tennessee, Melvin Eugene Hacker and Charo Carrero Hacker conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A., 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, N.A., has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 19, 2012 as Instrument No. 20120319-0022916 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, N.A., 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 March 16, 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 23, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of April 25, 2012; and on said date the sale was announced to be postponed to May 23, 2012; and on said date the sale was announced to be postponed to June 20, 2012; and on said date the sale was announced to be postponed to July 18, 2012; and

WHEREAS, pursuant to said advertisement and notice, on July 18, 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, N.A.,, at and for the sum of $505,932.09, 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 WELLS FARGO BANK, N.A., 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 WELLS FARGO BANK, N.A.,, 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 58, Brandywine Farms, Section Two, as shown on plat of record in Plat Book 3700, Page 28, in the Register's Office, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This conveyance is subject to any and all existing easements and restrictions as shown of record.
>
> Being the same property conveyed to Melvin Eugene Hacker and Charo Carrero Hacker by Quitclaim deed recorded June 28, 2007, as Instrument No. 20070628-0077510, Register's Office for Davidson County, Tennessee.

Commonly known as: 203 Rolling Mill Road, Old Hickory, Tennessee 37138.

Tax Parcel No.: 05414000100

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 WELLS FARGO BANK, N.A.,, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 26 day of Oct., 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 26 day of Oct., 2012.

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 $505,932.09, 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

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Witness my hand and seal at office in Little Rock, Arkansas, this 26 day of Oct.

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:
WELLS FARGO BANK, N.A.,
3476 Stateview Blvd
Fort Mill, SC 29715

FHA No. 483-4322599

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 January 27, 2010, recorded February 3, 2010, as Instrument No. 20100203-0008579 in the Register's Office of Davidson County, Tennessee, executed by Melvin Eugene Hacker and Charo Carrero Hacker in favor of Wells Fargo Bank, N.A. to secure the payment of a deed of trust note to Wells Fargo Bank, N.A..

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 26 day of Oct., 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 28 day of Oct,

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. 483-4322599
DServiceMembersAffidavitTN_jmossalli_120718_1314

Department of Defense Manpower Data Center

Results as of : Jul-17-2012 12:21:05

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HACKER First Name: MELVIN E

Active Duty Status As Of: Jul-17-2012

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-17-2012 12:21:04

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HACKER First Name: CHARO C

Active Duty Status As Of: Jul-17-2012

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 covenants, terms and conditions of a Deed of Trust Note dated January 27, 2010, and the Deed of Trust of even date securing the same, recorded February 3, 2010, as Instrument No. 20100203-0008579 in Book of the Register of Deeds for Davidson County, Tennessee, executed by Melinda Renee Hasken and Mario Carrero [illegible] as Trustee for [illegible] and the undersigned Wilson & Associates, P.L.L.C. is now [illegible] Successor Trustee by [illegible] duly appointed [illegible] and

WHEREAS, [illegible] on or about 10:00 A.M. at the Williamson Annex, 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 [illegible] Deed of Trust, said property [illegible] Davidson County, Tennessee [illegible] made, and [illegible] as follows:

[illegible] Tennessee [illegible] Book [illegible] Page [illegible] Book [illegible] Page [illegible] Register's Office for Davidson County, Tennessee, to which reference is hereby made for [illegible]

[illegible] Raleigh, [illegible] Tennessee [illegible] 1.49 acres, more or less, [illegible] 1588 [illegible] Book [illegible] Page [illegible] and [illegible] 35-01-124 [illegible] 445 [illegible] Book [illegible] Page [illegible] Register's Office for Davidson County, Tennessee, to which reference is hereby made for [illegible]

Being [illegible] Street, Raleigh, Tennessee 37211.

[illegible] Subject to [illegible] restrictions, reservations, conditions, easements, rights of way and matters of record, if any, and [illegible] taxes for the year [illegible] and subsequent years, and any [illegible] (federal, state or local) or governmental agency [illegible] as well as any [illegible] a lien or claim of lien [illegible] any [illegible] and [illegible] of the [illegible] high bidder. In addition, the following parties may claim an interest in the above-referenced property: Melinda Renee Hasken, Mario Carrero, Hasken, Secretary of Housing & Urban Development, Piedmont Natural Gas [illegible]

[illegible] of this Notice may [illegible] Trustee's [illegible] the right is reserved to [illegible] date of the sale [illegible] time, [illegible] according to [illegible] Location, upon [illegible] time and place for the [illegible] Code Ann. § 35-12-[illegible]

DATED March 8, 2012

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

FOR [illegible] INFORMATION, VISIT WWW.[illegible]FIRM.COM AND CLICK ON "FORECLOSURE" [illegible]

March 23, 30, 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:

March 16, 2012
March 23, 2012
March 30, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 30th day of **March 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