RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Albert Clivens, Jr. and Patricia Clivens

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:T20120094952 DEEDTRS
Recvd: 12/12/12 10:32 7 pgs
Fees:38.00 Taxes:444.00
20121212-0114407

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 22, 2010 and recorded June 8, 2010, as Instrument No. 20100608-0044387 in the Register's Office of Davidson County, Tennessee, Albert Clivens, Jr. and Patricia Clivens conveyed to Joseph B. Pitt, Jr. a resident of Nashville, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc, as nominee for Quicken Loans Inc., its 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on 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 JPMorgan Chase 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; announcing the scheduled sale date of June 13, 2012; and on said date the sale was announced to be postponed to July 13, 2012; and on said date the sale was announced to be postponed to August 10, 2012; and on said date the sale was announced to be postponed to September 7, 2012; and on said date the sale was announced to be postponed to October 5, 2012; and on said date the sale was announced to be postponed to November 2, 2012; and on said date the sale was announced to be postponed to November 30, 2012; said advertisement began on May 18, 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 November 2, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on November 30, 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 $82,092.00, 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 Situated in the County of Davidson in the State of TN:

Land in Davidson County, Tennessee, being Lot 77, Treehaven, Phase Four, as shown on plat of record in instrument no. 20060316-0030439, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Albert Clivens, Jr. and Patricia Clivens by Warranty Deed recorded March 21, 2007 , as Instrument No. 20070321-0034166, Register's Office for Davidson County, Tennessee.

Commonly known as: 508 Goldroom Way, Antioch, Tennessee 37013.

Tax Parcel No.: 164130A07000CO

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 4 day of Dec., 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 4 day of Dec, 2012.

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

Notary Public

My Commission Expires: 4-19-21

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 $82,092.00, 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
7051 hwy 7050-Tn-315
Nashville TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 120,000
_____, **Affiant**
Subscribed and sworn before me this the
13 **Day of** Dec, **20** 12
_____, **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 May 22, 2010, recorded June 8, 2010, as Instrument No. 20100608-0044387 in the Register's Office of Davidson C ounty, Tennessee, executed by Albert Clivens, Jr. and Patricia Clivens in favor of Mortgage Electronic Registration Systems, Inc, as nominee for Quicken Loans Inc., its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc, as nominee for Quicken Loans Inc., its 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 4 day of Dec., 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 4 day of Dec,

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

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_bboone_121130_1141

Department of Defense Manpower Data Center

Results as of : Nov-27-2012 12:42:29

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CLIVENS
First Name: PATRICIA
Middle Name:
Active Duty Status As Of: Nov-27-2012

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

Department of Defense Manpower Data Center

Results as of : Nov-27-2012 12.40.25

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CLIVENS

First Name: ALBERT

Middle Name:

Active Duty Status As Of: Nov-27-2012

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			

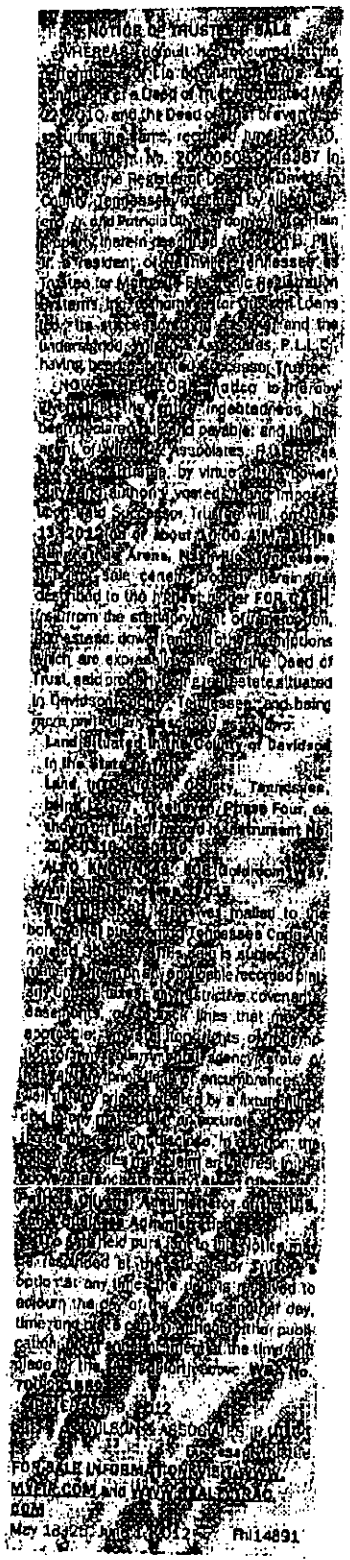
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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	**$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 Note and Deed of Trust dated May 22, 2010, and the Deed of Trust of even date securing the same, recorded June 8, 2010, as Instrument No. 20100608-0049387 in the Register's Office of Davidson County, Tennessee, executed by Albert [illegible] and Patricia Dwyer, conveying certain property therein as set forth to Robert B. Pile, Jr., a Trustee, or Substitute Trustee appointed by Trustee, for Mortgage Electronic Registration Systems, Inc., as nominee for Concept Loans, Inc., its successors and assigns, and the undersigned, Orgain Associates, P.L.L.C., having been appointed Successor Trustee;

NOW, THEREFORE, Orgain Associates, P.L.L.C., as Successor Trustee, by virtue of the power and authority vested and/or imposed in said Successor Trustee, will, on the 13th day of June, 2012, at or about 10:00 a.m. at the [illegible] Arena, Nashville, Davidson County, Tennessee, sell 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 Davidson County, Tennessee, being Lot [illegible] Phase Four, as shown on plat of record in Instrument No. 20100310-0021710, [illegible] Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert [illegible] and wife, Patricia Dwyer, by deed from Concept Loans, Inc., a Tennessee Corporation, dated May 22, 2010, and recorded June 8, 2010, in Instrument No. 20100608-0049387 in the Register's Office of Davidson County, Tennessee.

The property is sold subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or building lines that may appear of record; any statements of condition that may be disclosed by a current, accurate survey of the property; any matters that would be disclosed by an accurate survey or inspection of the property; any prior liens or encumbrances as may appear of record; and any matters that may be disclosed by a search of the chain of title. Purchaser at sale shall acquire only such interest as Trustee has by virtue of the Deed of Trust, and Trustee makes no warranties of any kind, express or implied, concerning the property, including but not limited to warranties concerning boundaries, encroachments, title, or environmental conditions. Purchaser shall be responsible for any transfer taxes due on account of the foreclosure sale. Trustee reserves the right to postpone the sale to any subsequent date without further publication by announcement at the time and place of the sale set forth herein. Witness my hand this [illegible] day of May, 2012.

ORGAIN ASSOCIATES, P.L.L.C., Substitute Trustee

FOR SALE INFORMATION: WWW.MYFORECLOSURE.COM and WWW.STATEPOST.COM

May 18, 25, June 1, 2012 fn14891

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:

May 18, 2012
May 25, 2012
June 1, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 1st 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