RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bascomb W. Thomas and Suzanne C. Thomas

GRANTEE(s)
Altera Capital, LLC

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:T20130025102 DEEDTRS
Recvd: 03/28/13 09:08 2 pgs
Fees:13.00 Taxes:869.13
20130328-0030394

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 31, 2004 and recorded September 13, 2004, as Instrument No. 20040913-0110333 in the Register's Office of Davidson County, Tennessee, Bascomb W. Thomas and Suzanne C. Thomas conveyed to Robert M. Wilson, as Trustee for Mortgage Electronic Registration Systems, Inc., a Separate Corporation acting solely as nominee for Countrywide Home Loans, Inc. and Countrywide Home Loans, Inc.'s 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, BANK OF AMERICA, N.A.. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 31, 2013 as Instrument No. 20130131-0010383 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 BANK OF AMERICA, N.A.. ha s 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 January 11, 2013 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of February 6, 2013; and on said date the sale was announced to be postponed to March 8, 2013; and

WHEREAS, pursuant to said advertisement and notice, on March 8, 2013 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 Altera Capital, LLC, at and for the sum of $234,900.00, 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 Altera Capital, 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 Altera Capital, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Unit Number 37 and 37A on the plan of Regency Park, as of record in Plat Book 3700, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bascomb W. Thomas and wife, Suzanne C. Thomas by Warranty Deed r ecorded February 20, 1998 , at Book 10802, Page 533, Register's O ffice for Davidson County, Tennessee.

Commonly known as: 672 Timber Lane, Nashville, Tennessee 37215.

Tax Parcel No.: 117 020C 037.00

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 Altera Capital, LLC, 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 March, 2013.

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 March, 2013.

BRITTANY SIMS Comm. No. 12390920 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO. ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

AFFIRMATION FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Altera Capital, LLC

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Bryan D. Spicer, 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 Franklin this 25th day of March, 2013.

MISTY THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:
Altera Capital, LLC