**RECORDING LEGEND**
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**J. P. Perdue, Trustee U/A/D October 16, 1997 of the Perdue Revocable Living Trust Agreement**

**GRANTEE(s)**
**Federal Home Loan Mortgage Corporation**

This Instrument Prepared By:
*WILSON & ASSOCIATES, P.L.L.C.*
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 04/19/13 10:44 7 pgs
Fees:38.00 Taxes:538.62
20130419-0039117

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 24, 2007 and recorded May 3, 2007, as Instrument No. 20070503-0053178 and modified on December 7, 2011, as Instrument No. 20111207-0095359 in the Register's Office of Davidson County, Tennessee, J. P. Perdue conveyed to Robert M. Wilson, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home 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, Nationstar Mortgage LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 22, 2013 as Instrument No. 20130322-0028379 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 Nationstar Mortgage 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 March 15, 2013 and was advertised a total of three times, prior to actual sale date.

WHEREAS, pursuant to said advertisement and notice, on April 10, 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 Nationstar Mortgage LLC, at and for the sum of $145,571.92, that being the highest and best bid offered; and

WHEREAS, the said Nationstar Mortgage LLC has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 Nationstar Mortgage 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 Federal Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a concrete monument on the Westerly side of Ridgewood Road, formerly known as Cotton Patch Road, said monument on the right of way of Ridgeway Road having a total right of way of Fifty feet and the monument being Twenty Five feet Westerly from the center of the road, thence North 81 degrees 28 minutes West along the lands of Paul Whittle and Dan Smercheck distance of 515.31 feet to a post corner with an iron pin in the center of the same. Thence North 2 degrees 54 minutes East along the lands of Edmond Hale a distance of 297.87 feet to an iron pin corner, the Northeast corner of this lot and the Southwest corner of Lot Two. Thence along the lands of Lot Two, South 84 degrees 39 minutes East a distance of 386.50 feet to an iron pin corner on the West right of way of Ridgewood Road, the Northeast corner of this lot and the Southeast corner of Lot Two. Thence along the right of way of the road, South 18 degrees 00 minutes East a distance of 355.22 feet to the place of beginning containing 3.200 acres, strict measure.

Being the same property conveyed to J. P. Perdue, Trustee U/A/D October 16, 1997 of the Perdue Revocable Living Trust Agreement by Quitclaim deed recorded October 27, 1997, at Book 10653, Page 21, Register's Office for Davidson County, Tennessee.

Commonly known as: 7983 Ridgewood Road, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 009 00 0 047.00

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 Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18 day of April, 2013.

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 18 day of April, 2013.

TERESA A. HAYES NOTARY PUBLIC COM. EXP. 2-21-2015 SALINE COUNTY, ARKANSAS

_____
Notary Public

My Commission Expires: 2-21-2015

AFFIRM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,571.92, 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 18 day of April, 2013.

TERESA A. HAYES NOTARY PUBLIC COM. EXP. 2-21-2015 SALINE COUNTY, ARKANSAS

_____
Notary Public

My Commission Expires: 2-21-2015

**PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:**
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

# 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 March 24, 2007, recorded May 3, 2007, as Instrument No. 20070503-0053178 and modified on December 7, 2011, as Instrument No. 20111207-0095359 in the Register's Office of Davidson County, Tennessee, executed by J. P. Perdue in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home 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 Countrywide Home 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)~~ 12 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 18 day of April, 2013.

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 18 day of April, 2013.




Notary Public

My Commission Expires: 2-21-2015

DServiceMembersAffidavitTN_comeniho_130410_1508

Department of Defense Manpower Data Center

Results as of : Apr-02-2013 11:20:52

SCRA 3.0

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: PERDUE
First Name:
Middle Name: P.
Active Duty Status As Of: Apr-02-2013

| 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. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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 March 24, 2007, and the Deed of Trust of even date securing the same, recorded May 3, 2007, as Instrument No. 20070503-0053178 and modified on December 7, 2011, as Instrument No. 20111207-0095359 in Office of the Register of Deeds for Davidson County, Tennessee, executed by J. P. Perdue, Trustee U/A/D October 16, 1997 of the Perdue Revocable Living Trust Agreement and any Successors in Trust, conveying certain property therein described to Robert M. Wilson as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns., 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 as 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 **April 10, 2013** on 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 in the Fourth Civil District of Davidson County, Tennessee, described as follows: Beginning at a concrete monument on the Westerly side of Ridgewood Road, formerly known as Cotton Patch Road, said monument on the right of way of Ridgeway Road having a total right of way of Fifty feet and the monument being Twenty Five feet Westerly from the center of the road, thence North 81 degrees 28 minutes West along the lands of Paul Whittle and Dan Smercheck distance of 515.31 feet to a post corner with an iron pin in the center of the same. Thence North 2 degrees 54 minutes East along the lands of Edmond Hale a distance of 297.87 feet to an iron pin corner, the Northeast corner of this lot and the Southwest corner of Lot Two. Thence along the lands of Lot Two, South 84 degrees 39 minutes East a distance of 388.50 feet to an iron pin corner on the West right of way of Ridgewood Road, the Northeast corner of this lot and the Southeast corner of Lot Two. Thence along the right of way of the road, South 18 degrees 00 minutes East a distance of 355.22 feet to the place of beginning.**

**ALSO KNOWN AS: 7969 Ridgewood Road, Goodlettsville, Tennessee 37072**

The HB 3588 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 fixture 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: **J. P. Perdue, Trustee U/A/D October 16, 1997 of the Perdue Revocable Living Trust Agreement and any Successors in Trust; Estate of J. P. Perdue; Heirs of J. P. Perdue, if any**

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. **W&A No. 931-231996**

DATED March 6, 2013

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

**FOR SALE INFORMATION, VISIT WWW.MYFIR.COM and WWW.REALTYTRAC.COM**

Mar. 15, 22, 29, 2013 #117954

**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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

**March 15, 2013**
**March 22, 2013**
**March 29, 2013**

**THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER**

By: _____

**Catron J. Kerr, Administrative Assistant**

STATE OF TENNESSEE

On this **29th** day of **March 2013,** 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.

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**FPS**

# True Copy Certification

I, Carmen Hood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Arkansas

County of Pulaski

Personally appeared before me, Matt Martin_ , a notary public for this county and state, Carmen Hood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725