THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

S&K:09-023043

Davidson County DEEDTRS
Recvd: 04/26/13 08:56 9 pgs
Fees:48.00 Taxes:98.42
20130426-0041515

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 7, 2006, recorded in Instrument No. 20060811-0099322, in the Register's Office of Davidson County, Tennessee, Joseph Perry, unmarried, and Melody Madden, unmarried conveyed to Infinity Title LLC, Trustee, 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, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20111227-0100819, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on April 11, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 Robert Braswell, whose address is 168 Charleston Park, Nashville, TN 37205, at and for the sum of $26,600.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Robert Braswell, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Robert Braswell the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert Braswell, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:
Lot Number 85 on the Map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office of Davidson County.

Said Lot No. 85 which is a corner lot, fronts 65 feet on the Northerly margin of Wesley Avenue and fronts 134.8 feet on the Westerly margin of Oakwood Avenue, said frontages being joined by a curve having a length of 34.9 feet and extends back 88 feet on the Northerly line and 160 feet on the Westerly line to a point of intersection.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060811-0099322, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060811-0099322, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20060811-0099321, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.



TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Robert Braswell, his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 18 day of April, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18th day of April, 2013, before me, a Notary Public, in and for said State and County, personally appeared Ashley M Jones, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
~~JANUARY 05, 2015~~
My commission expires:

Kelly Lipford
Notary Public

KELLY LIPFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $26,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

3.3.15
My commission expires:

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 543 Wesley Place, Nashville, Tennessee 37207
SECONDARY PROPERTY ADDRESS: 543 Wesley Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Braswell
168 Charleston Park, Nashville, TN 37205

S&K File #09-023043 / SPS
Map & Parcel -071 08 0 214.00

RETURN TO:

Robert Braswell

168 Charleston Park

Nashville, TN 37205

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **April 11, 2013 at 10:00 AM local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Joseph Perry, unmarried, and Melody Madden, unmarried, to Infinity Title LLC, Trustee, on August 7, 2006 at Instrument No. 20060811-0099322; all of record in the Davidson County Register's Office.

Owner of Debt: Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 85 on the Map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office of Davidson County.

Said Lot No. 85 which is a corner lot, fronts 65 feet on the Northerly margin of Wesley Avenue and fronts 134.8 feet on the Westerly margin of Oakwood Avenue, said frontages being joined by a curve having a length of 34.9 feet and extends back 88 feet on the Northerly line and 160 feet on the Westerly line to a point of intersection.

Street Address: 543 Wesley Place, Nashville, Tennessee 37207

Secondary Property Address: 543 Wesley Avenue, Nashville, TN 37207

Parcel Number: 071 08 0 214.00

Current Owner(s) of Property: Joseph Perry and Melody Madden, each unmarried

Other interested parties: First Franklin a division of National City Bank, First Franklin, Select Portfolio Servicing Inc., Mortgage Electronic Registration Systems, Inc., Wells Fargo Bank, N.A. as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FFB, Mortgage Pass-Through Certificates, Series 2006-FFB and Department of Labor and Workforce Development, Delinquency Control

The street address of the above described property is believed to be 543 Wesley Place, Nashville, Tennessee 37207, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

Notice of this Substitute Trustee's Sale has been timely given to the State of Tennessee as required by T.C.A. § 67-1-1433(b)(1).

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Joseph Perry, unmarried, and Melody Madden, unmarried, and those claiming through them, and subject to the right of redemption by the DEPARMENT OF LABOR AND WORK FORCE DEVELOPMENT, STATE OF TENNESSEE by reason of tax lien of record in Instrument Number 20091119-0106466 at the Register's Office of Davidson County, Tennessee, subject to any accrued taxes and restrictions.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690

File No. 09-023043
Feb. 22, Mar. 1, 8, 2013 FI17695

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:

February 22, 2013
March 1, 2013
March 8, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 8th 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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FIT

Department of Defense Manpower Data Center

Results as of : Apr-01-2013 07:36:47

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PERRY
First Name: JOSEPH
Middle Name:
Active Duty Status As Of: Apr-01-2013

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 whether 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

Department of Defense Manpower Data Center

Results as of : Apr-01-2013 07:36:58

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MADDEN
First Name: MELODY
Middle Name:
Active Duty Status As Of: Apr-01-2013

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

DL

TENNESSEE DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, TN 37243

NOTICE OF STATE TAX LIEN

Employer:
JOSEPH W PERRY, INDIVIDUALLY
AND D/B/A PERRY'S SIDING
543 WESLEY AVE
NASHVILLE TN 37207

Account No.: 0576-219 7
Lien No.: 09-4504
County: Davidson

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Labor and Workforce Development upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the above named employer. Notice is hereby given that there have been assessed unemployment taxes, interest, penalties and any other associated fees, which after demand for payment thereof remain unpaid. The amount of said unemployment taxes and any other associated fees constitutes the amount of said lien.

The precise amount of the lien may be obtained from the Employment Security Division Delinquency Control Unit at 615-741-5103.

Witness my hand at Nashville, Tennessee, on the 10th day of November, 2009.

This instrument was prepared by the State of Tennessee Department of Labor and Workforce Development.

James G. Neeley
Commissioner of Labor and Workforce Development
BY: Mark Howell

Delegate of Commissioner
Mark Howell

FOR REGISTER USE ONLY - PRINT OR STAMP	
BOOK NO:	DATE:
PAGE NO:	TIME:
REGISTER:	BY:

BILL GARRETT, Davidson County
Trans:T20090878671 LIENLWD
Recvd: 11/19/09 09:54 1 pgs
Fees:12.00 Taxes:0.00
20091119-0106466

STATE COPY

LB-0638 (Rev. 7/09)

000050

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee

Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Robert Schneider
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Leigh Skorupa
Admitted in Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee

February 18, 2013

CERTIFIED MAIL #7196 9008 9111 9089 8905
RETURN RECEIPT REQUESTED

Department of Labor and Workforce Development
Delinquency Control
Attn: Leon Elrod
220 French Landing Drive
Nashville, Tennessee 37243

RE: Property Address: 543 Wesley Place, Nashville, Tennessee 37207
Secondary Property Address: 543 Wesley Avenue, Nashville, TN 37207
Property Owner(s): Joseph Perry
S&K # 09-023043

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Select Portfolio Servicing, Inc., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 of record at Instrument No. 20060811-0099322 in Davidson, Tennessee.

The legal description of the property is:

Described property located in Davidson County, Tennessee, to wit:
Lot Number 85 on the Map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office of Davidson County.

Said Lot No. 85 which is a corner lot, fronts 65 feet on the Northerly margin of Wesley Avenue and fronts 134.8 feet on the Westerly margin of Oakwood Avenue, said frontages being joined by a curve having a length of 34.9 feet and extends back 88 feet on the Northerly line and 160 feet on the Westerly line to a point of intersection.

Your Notice of Tax Liens were filed:

County: Davidson

Account Number: 0576-219 7

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: April 11, 2013
Time: 10:00AM

The approximate amount of the principal obligation including interest is **$79,543.03.**

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 600.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Enclosures
cc: Select Portfolio Servicing, Inc.

dept-tn.ltr

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

