RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Stephanie A. Buscher

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

Davidson County DEEDTRS
Recvd: 04/29/13 14:34 9 pgs
Fees:48.00 Taxes:288.60
20130429-0042510

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 19, 1993 and recorded December 1, 1993, at Book 9170, Page 638 in the Register's Office of Davidson County, Tennessee, Stephanie A. Bell conveyed to I. Dyke Tatum, of Davidson County, TN, as Trustee for Fleet Mortgage Corp., 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, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 24, 2012 as Instrument No. 20120924-0086448 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, 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 February 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 Eric Sox, at and for the sum of $62,500.00, 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 in Davidson County, Tennessee, being the Western portion of Lot Number 39 and the Eastern portion of Lot Number 38 in the Plan of Hinchey Petway as of record in Minute Book I, Page 442, in the Chancery Court of Nashville, Tennessee, and described as follows:
>
> Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches Westwardly from the Southeast corner of Lot Number 39 in the aforesaid plan of Hinchey Petway, being the Southwest corner of the property of T.W. Bratton and running thence along the center of Wheeler Avenue, a distance of 210 feet 7 inches to a point in the center of Wheeler Avenue; thence Northwardly along a line parallel to and 8 feet 8 inches West of the dividing line between Lot Numbers 39 and 38 of the aforesaid plan, a distance of 1034.22 feet to the North line of Lot Number 38; thence Eastwardly along the North line of Lot Numbers 38 and 39, a distance of 210 feet 7 inches to a point 210 feet 7 inches West of the Northeast corner of Lot Number 39; thence Southwardly parallel to the East line of Lot Number 39 along the West line of the Bratton Property, a distance of 1034.22 feet to the center of Wheeler Avenue, the point of beginning, containing 5 acres, more or less.
>
> Included in the above described property but expressly excluded therefrom are two tract of land which have been previously conveyed by Earnest B. Keith, et ux as follows:
>
> Tract I: Land in the 6th formerly the 9th Civil District of said County, being part of Lot Number 39 on the Plan of Hinchey Petway Property, as of record in Minute Book I, Page 442, Chancery Court at Nashville, described as follows:
>
> Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches West of the Southeast

corner of said Lot Number 39, being the Southwest corner of the property conveyed to T. W. Bratton and wife by deed from J. D. Quarles and wife, of record in Book 609, Page 280, Register's Office for said county; thence with the center of said avenue Westwardly 100 feet; thence at right angles Northwardly 200 feet; thence at right angles Eastwardly 100 feet to the Westerly line of said Bratton Property; thence with said line Southwardly 200 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being Part of Lot Numbers 38 and 39 on the Plan of Hinchey Petway Property of record in Minute Book I, Page 442 Chancery Court at Nashville, described as follows:

Beginning at the Northeast Corner of the property conveyed to Martha W. Pulley by deed from Ernest V. Keith and wife of record in Book 1281, Page 695, Register's Office for said county, thence Northwardly 834.22 feet to the North line of Lot Number 39, thence with the North line of Lot Numbers 38 and 39 Westwardly 201 feet 7 inches, thence Southwardly 834.22 feet to a point 200 feet North of the center of Wheeler Avenue; thence Eastwardly 210 feet 7 inches to T.

Being the same property conveyed to Stephanie A. Buscher by Warranty Deed recorded October 15, 1992 , at Book 8757, Page 452, Register's Office for Davidson County, Tennessee.

Commonly known as: 210 Wheeler Avenue, Nashville, Tennessee 37211.

Tax Parcel No.: 13307005200

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 10 day of April, 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 10 day of April, 2013.

BRITTANY SIMS Comm. No. 12390828 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

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 $62,500.00, 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
5115 Maryland Way
Brentwood TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2012.

_____
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 November 19, 1993, recorded December 1, 1993, at Book 9170, Page 638 in the Register's Office of Davidson County, Tennessee, executed by Stephanie A. Bell in favor of Fleet Mortgage Corp. to secure the payment of a deed of trust note to Fleet Mortgage Corp..

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 16 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 16 day of April, 2013.

BRITTANY SIMS
Comm. No. 12390928
NOTARY PUBLIC
My Comm. Exp. 10-12-2022
SALINE CO., ARKANSAS

Notary Public

My Commission Expires: 10/12/22

FHA No. 483-2072186-703
DServiceMembersAffidavitTN_comeniho_130410_1158

Department of Defense Manpower Data Center

Results as of : Apr-04-2013 11:19:44

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BELL
First Name: STEPHANIE
Middle Name: A.
Active Duty Status As Of: Apr-04-2013

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

Nashville Scene

Affidavit of Publication

State of Tennessee

County of Davidson

I, Dorothy Cheeney, for The Nashville Scene ,
a weekly newspaper published and distributed in
the aforementioned county and state, hereby certify
that the attached advertisement appeared in Nashville Scene.

Feb 14, 21, 28, 2013
Date of publication

Dorothy Cheeney

Subscribed and sworn to before me,

This _28 day of _Feb., _2013.

_____
Notary Public

My Commission Expires _____

Docket No. 700-226148 Cost $690.00

210 12th Avenue South, Suite 100• Nashville, TN 37203 • 615-244-7989



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

