RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jackie Mayton

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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: 05/06/13 16:22 7 pgs
Fees:37.00 Taxes:0.00
20130506-0045698

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 26, 2007 and recorded January 3, 2008, as Instrument No. 20080103-0000515 in the Register's Office of Davidson County, Tennessee, Jackie Mayton conveyed to I. Dyke Tatum, Esq., Tatum & Jones, as Trustee for Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for Century Lending Company and Century Lending Company'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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC,** Successor Trustee by instrument of record recorded on July 3, 2012 as Instrument No. 20120703-0058209 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 20, 2012; and on said date the sale was announced to be postponed to July 18, 2012; and on said date the sale was announced to be postponed to August 15, 2012; and on said date the sale was announced to be postponed to September 12, 2012; said advertisement began on May 4, 2012 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 12, 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 JPMorgan Chase Bank, National Association, at and for the sum of $143,299.06, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, National Association has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 JPMorgan Chase Bank, National Association 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Situate in Davidson County, State of Tennessee, described as follows, to wit: Being Lot Number 57A on the Plan of Zone Lot Division of Lots 37 and 57 of East Lake Subdivision; Section IV, as of recorded in Plat Book 5200, Page 579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
> Said Lot Number 57A Fronts 37.94 feet on the West side of Lakeford Drive and extends back 143.00 feet on the North line and 143.00 feet on the South line to a dead line measuring 37.86 feet thereon.
>
> Being the same property conveyed to Jackie Mayton by Warranty Deed recorded July 7, 1998, at Book 11009, Page 048, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3247 Lakeford Drive, Nashville, Tennessee 37214.
>
> Tax Parcel No.: 108 12 0 018.00

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of Sept, 2018.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC
TN Bar #030713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, 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 Sept, 2018.

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

Notary Public

My Commission Expires: 4-19-2021

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 $143,299.06, 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: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC
TN Bar #030713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, 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 Sept, 2018.

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

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

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 December 26, 2007, recorded January 3, 2008, as Instrument No. 20080103-0000515 in the Register's Office of Davidson County, Tennessee, executed by Jackie Mayton in favor of Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for Century Lending Company and Century Lending Company's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. as a separate corporation that is acting solely as a nominee for Century Lending Company and Century Lending Company's 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 14 day of Sept, 2012.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC
TN Bar #030713

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, 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 Sept, 2012

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

Notary Public

My Commission Expires: 4-19-21

FHA No. 483-3793222-703
DServiceMembersAffidavitTN_bboone_120912_1453

Department of Defense Manpower Data Center

Results as of : Sep-07-2012 12:31:21

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MAYTON

First Name: JACKIE

Middle Name:

Active Duty Status As Of: Sep-07-2012

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 covenants, terms, and conditions of a Deed of Trust dated December 28, 2007 and the Deed of Trust of even date securing the principal sum of any and all indebtedness to 20080103-0000518 in Book [illegible] Register of Deeds for Davidson County, Tennessee, executed by [illegible] Marion conveying certain property therein described to [illegible] Esq., Trustee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for lender and lender's successors and assigns and the other owner, Wilson & Associates, P.L.L.C., has been appointed Substitute Trustee;

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an attorney, Wilson & Associates, P.L.L.C., Substitute Trustee, by virtue of the power and authority vested in and imposed upon said Successor Trustee will, on the 22nd day of May, 2012 on Tuesday at 10:00 A.M. at the Williamstone Lobby, Nashville, Tennessee, offer for sale to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are waived in the Deed of Trust, said property being real property lying and being situated in Davidson County, Tennessee, and being more particularly described as follows:

Situated in Davidson County, State of Tennessee, described as follows: Being Lot [illegible] and the Original Zoned Lot [illegible] of Lot [illegible] Lake Subdivision, Section IV.

ALSO: [illegible] Drive, [illegible]

[illegible] letter was mailed to the borrower(s) in accordance to Tennessee Code Annotated 35-5-101. This sale is subject to all matters shown on any recorded plat; any unrecorded plat; any unpaid taxes; any restrictive covenants, easements, any setback lines that may be [illegible] any zoning ordinance; rights of [illegible] and governmental agency; state of facts which [illegible] survey and inspection of the premises might disclose; all laws, ordinances and governmental regulations (including building and zoning ordinances) affecting the property; and all matters that a correct survey may disclose. In addition to the above, the property will be sold subject to any matters of record and any matters that a personal inspection of the property may reveal. The sale may be rescinded at the Substitute Trustee's option at any time. The sale will be held open for one hour after the time for the sale as announced, and the sale may be postponed and readvertised at a later time and date announced at the time and place of the sale. W&A No. [illegible]

DATED: [illegible]

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

Substitute Trustee

[illegible]

FOR SALE INFORMATION: [illegible]

[illegible]

[illegible] 11, 18, 2012 FN14805

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 4, 2012
May 11, 2012
May 18, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Marsha B. Payne, Administrative Specialist

STATE OF TENNESSEE

On this 18th day of **May 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Marsha B. Payne** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS

True Copy Certification

I, Ebené Givan, 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, Ebene Givan 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

T.D
700-195058