RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Victor M. Consulo and April M. Consulo

GRANTEE(s)
Sabin Ewing

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:T20130042186 DEEDTRS
Recvd: 05/21/13 09:42 9 pgs
Fees:48.00 Taxes:1121.10
20130521-0051026

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 15, 2006 and recorded September 20, 2006, as Instrument No. 20060920-0116603 in the Register's Office of Davidson County, Tennessee, Victor M. Consulo and April M. Consulo conveyed to R. Rick Hart, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Capital Bank & Trust Company, 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, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 18, 2013 as Instrument No. 20130418-0038438 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 Wells Fargo 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 April 5, 2013 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on May 1, 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 Sabin Ewing, at and for the sum of $303,000.00, 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 Sabin Ewing 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 Sabin Ewing, 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, more particularly described as follows:

Being parts of Lots Numbers 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, Page 477, said Register's Office; thence with Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30 foot street; thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, Page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30 foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, Page 477, Registers office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of Lot Number 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, Page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, Page 545, said Registers Office; thence with said Abrahams Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30 foot undeveloped street; thence with same Northwestwardly 70 foot to the beginning.

Being the same property conveyed to Victor M. Consulo and April M. Consulo by Warranty Deed recorded September 20, 2006, as Instrument No. 20060920-0116602, Register's Office for Davidson County, Tennessee.

Commonly known as: 3003 Lakeshore Drive, Old Hickory, Tennessee 37138-2583.

Tax Parcel No.: 053 080 144.00

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 Sabin Ewing, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 07 day of May, 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 7 day of May, 2013.

BRITTANY SIMS NOTARY PUBLIC Comm. No. 12390922 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 $$303,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sabin Ewing

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Sabin Ewing, 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 Rutherford County this 21 day of May, 2013.

Notary Public

My Commission Expires: 10/18/15

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sabin Ewing
1017 16th Avenue South
Nashville, TN 37212

KAYLA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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 September 15, 2006, recorded September 20, 2006, as Instrument No. 20060920-0116603 in the Register's Office of Davidson County, Tennessee, executed by Victor M. Consulo and April M. Consulo in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Capital Bank & Trust Company, its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Capital Bank & Trust Company, 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 twelve (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 07 day of May, 2013.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

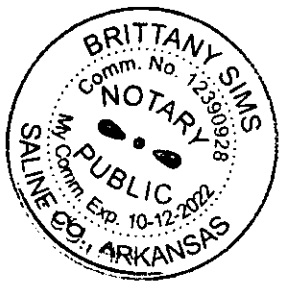
STATE OF Arkansas

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 7 day of May, 2013.

Notary Public



My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_lsmith_130501_1442

Department of Defense Manpower Data Center

Results as of : May-02-2013 01:11:40

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CONSULO
First Name: VICTOR
Middle Name: M
Active Duty Status As Of: May-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

Department of Defense Manpower Data Center

Results as of : May-02-2013 01:11:43

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CONSULO
First Name: APRIL
Middle Name: M
Active Duty Status As Of: May-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 September 15, 2006, and the Deed of Trust of even date securing the same, recorded September 20, 2006, as Instrument No. 20060920-0116603 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Victor M. Consulo April M. Consulo Victor M. Consulo and April M. Consulo, conveying certain property therein described to R. Rick Hart as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Capital Bank & Trust Company, 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 an 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 **May 1, 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 Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Numbers 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 28 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, Page 477, said Register's Office; thence with Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30 foot street; thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, Page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30 foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2638, Page 477, Registers office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of Lot Number 2 conveyed to the United States of America by deed from Wendell W. Wilson and wife, of record in Book 2152, Page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, Page 545, said Registers Office; thence with said Abrahams Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30 foot undeveloped street; thence with same Northwestwardly 70 foot to the beginning.

ALSO KNOWN AS: 3003 Lakeshore Drive, Old Hickory, Tennessee 37138-2583

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: **Victor M. Consulo; April M. Consulo; Victor M. Consulo; April M. Consulo; Capital Bank & Trust Company; Tony Mize and Sharla Mize**

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. 1286-226749**

DATED April 1, 2013

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

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

Apr. 5, 12, 19, 2013 FI18231

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:

April 5, 2013
April 12, 2013
April 19, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 19th day of **April 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.

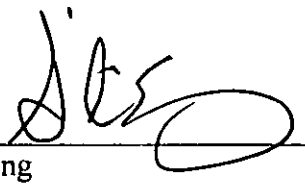
5

FPS

Buyer Representation and Commission Agreement

Sabin Ewing and any entity which Sabin Ewing represents or is associated with, et al, hereinafter called Sabin, acknowledges and appoints Commonwealth Properties, as agent, to represent them in the purchasing and selling of real property. Sabin hereby agrees to pay Commonwealth Properties a three (3%) percent commission on any property bought in or during foreclosure when advised by a representative of Commonwealth Properties, unless the Seller is paying the commission. Sabin further agrees to pay Commonwealth Properties a four (4%) percent commission of the purchase price of any note purchased brought to Sabin by Commonwealth Properties.

Sabin further agrees that when property is ready for resale that he will list the property with Commonwealth Properties at six (6%) percent commission.



Sabin Ewing _____ Date _____

_____ Date _____

_____ Date _____