RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sherry L. Taylor

GRANTEE(s)
Nationstar Mortgage LLC

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: 08/15/13 08:08 7 pgs
Fees:38.00 Taxes:206.71
20130815-0085631

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 13, 2003 and recorded May 28, 2003, as Instrument No. 20030528-0071946 in the Register's Office of Davidson County, Tennessee, Sherry L. Taylor and Robert Taylor conveyed to USA Title & Escrow, as Trustee for Centex Home Equity Company, LLC, 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 May 8, 2013 as Instrument No. 20130508-0046408 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; announcing the scheduled sale date of June 12,2013; and on said date the sale was announced to be postponed to July 10,2013; and on said date the sale was announced to be postponed to August 7, 2013; said advertisement began on May 17, 2013 and was advertised a total of three times, prior to actual sale date.

WHEREAS, pursuant to said advertisement and notice, on August 7, 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 $55,868.41, 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 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 said Nationstar Mortgage LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Number 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, Being Lot Number 122 on the Plan of a resubdivision of Lots Numbers 1 and 13, of said Anderson Estates, described according to a survey made by Harvey Gee, Surveyor as follows:

Beginning in the Westerly margin of McArthur Drive at the corner of Lots Numbers 121 and 122; thence with the line between said two lots Westwardly 150 feet to the Southeast corner of Lot Number 159; thence with the line between said Lots Numbers 122 and 129 Northwardly 68 feet to the Southerly margin of Roosevelt Avenue; thence with the same Eastwardly 129.67 feet to the beginning of curve; thence around said curve with a radius of 20 feet Southeastwardly 31.7 feet to the Westerly margin of said McArthur Drive; thence with same Southwardly 47.67 feet to the beginning.

Being the same property conveyed to Sherry L. Taylor by Quitclaim deed recorded February 26, 2003 , as Instrument No. 20030226-0025716, Register's Office for Davidson County, Tennessee.

Commonly known as: 228 McArthur Drive, Madison, Tennessee 37115.

Tax Parcel No.: 04307006000

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 Nationstar Mortgage LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of Aug., 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 14 day of Aug, 2013.

JORDIN CARTER Comm. No. 12393912 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

Jordin Carter
Notary Public

My Commission Expires: 5-6-2023

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 $55,868.41, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 14 day of Aug., 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 14 day of Aug, 2013.

JORDIN CARTER Comm. No. 12393912 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

Jordin Carter
Notary Public

My Commission Expires: 5-6-2023

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

JORDIN CARTER Comm. No. 12393912 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

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 a follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated May 13 2003, recorded May 28, 2003, as Instrument No. 20030528-0071946 in the Register's Office o Davidson County, Tennessee, executed by Sherry L. Taylor and Robert Taylor in favor of Cente: Home Equity Company, LLC to secure the payment of a deed of trust note to Centex Home Equit Company, LLC.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-describe property were (1) not members of the Armed Forces of the United States of America and had not bee: members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale th subject hereof or (2) were members Armed Forces of the United States of America at the time th security instrument was executed.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 14 day of Aug., 2013.

Wilson & Associates, PLLC

By: _____

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

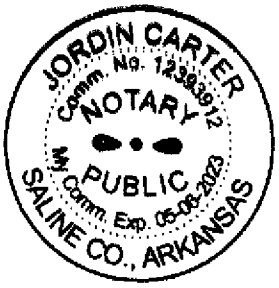
ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristi A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), an 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 th 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 Aug 2013.



Jordin Carter
Notary Public

My Commission Expires: Sep-2023

DServiceMembersAffidavitTN_comeniho_130807_1622

Department of Defense Manpower Data Center

Results as of : Aug-14-2013 08:16:04

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TAYLOR

First Name: SHERRY

Middle Name:

Active Duty Status As Of: Aug-14-2013

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 : Aug-14-2013 08:16:27

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TAYLOR

First Name: ROBERT

Middle Name:

Active Duty Status As Of: Aug-14-2013

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			
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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 May 13, 2003, and the Deed of Trust of even date securing the same, recorded May 28, 2003, as Instrument No. 20030528-0071946 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Sherry L. Taylor and Robert Taylor, conveying certain property therein described to USA Title & Escrow as Trustee for Centex Home Equity Company, LLC; 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 **June 12, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Number 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, Being Lot Number 122 on the Plan of a resubdivision of Lots Numbers 1 and 13, of said Anderson Estates, described according to a survey made by Harvey Gee, Surveyor as follows:

Beginning in the Westerly margin of McArthur Drive at the corner of Lots Numbers 121 and 122; thence with the line between said two lots Westwardly 150 feet to the Southeast corner of Lot Number 158; thence with the line between said Lots Numbers 122 and 129 Northwardly 69 feet to the Southerly margin of Roosevelt Avenue; thence with the same Eastwardly 129.67 feet to the beginning of curve; thence around said curve with a radius of 20 feet Southeastwardly 31.7 feet to the Westerly margin of said McArthur Drive; thence with same Southwardly 47.67 feet to the beginning.

ALSO KNOWN AS: 228 McArthur Drive, Madison, Tennessee 37115

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: **Sherry L. Taylor; Robert Taylor; North Star Capital Acquisitions LLC as assignee of Wells Fargo Financial; Ascend Federal Credit Union**

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. **WBA No. 931-227654**

DATED May 6, 2013

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

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

May 17, 24, 31, 2013 Fil16773

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:

May 17, 2013
May 24, 2013
May 31, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 31st day of **May 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