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

S&K:13-051886

BILL GARRETT, Davidson County
Trans:T20130098548 DEEDTRS
Recvd: 11/20/13 09:46 6 pgs
Fees:33.00 Taxes:494.32
20131120-0119579

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 2012, recorded in Instrument No. 20121130-0109820, in the Register's Office of Davidson County, Tennessee, Terry Fuson and Stephanie Fuson, husband and wife conveyed to Jonathan R. Vinson, 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 20130926-0101134, 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 November 5, 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 Robin Wheeler and Linda H. Vaughn, whose address is 136 S Birchwood Drive, Hendersonville, TN 37075, at and for the sum of $133,600.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Robin Wheeler and Linda H. Vaughn, 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 Robin Wheeler and Linda H. Vaughn 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 Robin Wheeler and Linda H. Vaughn, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

> Being Lot No. 13 on the Plan of Oak Highlands Phase I of record in Book 6900 Pages 432-435 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Terry Fusion and Stephanie Fusion, husband and wife by deed from Freeda Mae St. John, unmarried of record in Instrument No./Book 20121130-0109819 Page _____ Register's Office for County Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20121130-0109820, 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. 20121130-0109820, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20121130-0109819, 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.

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 Robin Wheeler and Linda H. Vaughn, their 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 7th day of November, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of November 2013, before me, a Notary Public, in and for said State and County, personally appeared Michael A Dennie, 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:

Notary Public

HILARY MARTIN
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 $133,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda H. Vaughn
Affiant

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

My commission expires: _____

Notary Public _____

PROPERTY ADDRESS: 112 Brian Circle, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robin Wheeler and Linda H. Vaughn
136 S Birchwood Drive, Hendersonville, TN 37075

S&K File #13-051886 / WNI
Map & Parcel -173 04 0A 013.00

RETURN TO:

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 133600
Linda H. Vaughn, **Affiant**
Subscribed and sworn before me this the
20 **Day of** Nov, **20**13.
Brenda Wells 11-20-13 **Deputy Register**

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

D101681569

Affidavit of Publications

Newspaper: THE TENNESSEAN

State Of Tennessee

TEAR SHEET ATTACHED

Account Number: 529232
Advertiser: FORECLOSURE IN TN, A DIVISION

RE: 13-051886 FUSON

I, V Luna **Sales Assistant** for the above mentioned newspaper, hereby certify that the attached advertisement appeared in said newspaper on the following dates:

9/5/2013 9/12/2013 9/19/2013 V Luna

Subscribed and sworn to me this 25 day of Sept, 2013

Lela Bates
NOTARY PUBLIC

LELA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5/9/15

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01016611469

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 5, 2013 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Terry Fuson and Stephanie Fuson, Husband and Wife, to Jonathan R. Vinson, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for F&M Bank, A Banking Corporation on November 28, 2012 at Instrument No. 20121130-0109820; conducted by Shapiro & Kirsch, LLP having been appointed Substitute or Successor Trustee, all of record in the Davidson County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Wells Fargo Bank, NA, its successors and assigns

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder:

Being Lot No. 13 on the Plan of Oak Highlands Phase 1 of record in Book 6900 Pages 432-435 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Fusion and Stephanie Fusion, husband and wife by deed from Freeda Mae St. John, unmarried of record in Instrument No./Book 20121130-0109819 Page ____ Register's Office for County Tennessee.

Street Address: 112 Brian Circle, Antioch, Tennessee 37013

Parcel Number: 173 04 0A 013.00

Current Owner(s) of Property: Terry Fusion and Stephanie Fusion, husband and wife

Other interested parties: Oak Highlands/Deer Valley Homeowners' Association, Inc. fka Oak Highlands Homeowners' Association, Inc. c/o Lillian L. Hawkins and Oak Highlands/Deer Valley Homeowners' Association, Inc. fka Oak Highlands Homeowners' Association, Inc.

The street address of the above described property is believed to be 112 Brian Circle, Antioch, Tennessee 37013, 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 herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHT$ IN POSSESSION.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; and any restrictive covenants, easements, or setback lines that may be applicable; any statutory right 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: Oak Highlands/Deer Valley Homeowners' Association, Inc. fka Oak Highlands Homeowners' Association, Inc. c/o Lillian L. Hawkins and Oak Highlands/Deer Valley Homeowners' Association, Inc. fka Oak Highlands Homeowners' Association, Inc.

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.

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. 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 by the Substitute Trustee at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
565 Parkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-9666
Fax (901)761-9690
File No. 13-051855

Department of Defense Manpower Data Center

Results as of : Nov-06-2013 06:07:28

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FUSON
First Name: STEPHANIE
Middle Name:
Active Duty Status As Of: Nov-06-2013

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 : Nov-06-2013 06:07:42

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FUSON

First Name: TERRY

Middle Name:

Active Duty Status As Of: Nov-06-2013

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			

Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty 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

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