SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20130102203 DEEDTRS
Recvd: 12/05/13 10:34 3 pgs
Fees:18.00 Taxes:293.72
20131205-0123929

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $79,383.70

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 27th day of November, 2013

Notary Public

My commission expires: July 29, 2023

M. YARBROUGH
MY COMMISSION # 12394661
EXPIRES: July 29, 2023
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Bank of America N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-5224	Bank of America N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-5224	Parcel No.: 061-11-147

WHEREAS, LYNN PERRY, by Deed of Trust (the "Deed of Trust") dated December 22, 2005, of record as Instrument No. 20051230-0156887, in the Register's office for Davidson County, Tennessee, conveyed to Robert M. Wilson, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20130724-0076371 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the

time and place of said sale having been published in the Davidson A.M. on September 6, 2013; September 13, 2013; and September 20, 2013; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On October 28, 2013, and Bank of America N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of $79,383.70.

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in NASHVILLE, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 40.5 feet front and 43 feet rear of Lot 30 on the Plan of George Burrus` Subdivision of Lot No. 81 of the Maplewood Home Tract as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lynn Alexander by Quitclaim Deed from Lois S. Cude, recorded the 3rd day of March, 2004 in Instrument No. 20040303-0024100, in the Register's Office of Davidson County, Tennessee. Lynn Alexander is now married and known as Lynn A. Perry.

This is improved property known as: 1006 VIRGINIA AVENUE, NASHVILLE, TN 37216-0000

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 27 day of November, 2013 at 2:00 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 27 day of November, 2013 at 2:00 p.m. CST.

My commission expires: July 29, 2023

Notary Public

