RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joyce Ellen Dutton

GRANTEE(s)
Urban Financial Group, Inc.

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: 12/11/13 11:51 8 pgs
Fees:43.00 Taxes:245.18
20131211-0125534

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 9, 2011 and recorded March 22, 2011, as Instrument No. 20110322-022300 in the Register's Office of Davidson County, Tennessee, Joyce Ellen Dutton conveyed to Alan E. South, Attorney at Law, South & Associates, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group, Inc., 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, Urban Financial Group, Inc. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 26, 2013 as Instrument No. 20131126-0121563 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 Urban Financial Group, Inc. 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 October 4, 2013 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on November 27, 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 Urban Financial Group, Inc., at and for the sum of $66,263.67, 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 Urban Financial Group, Inc. 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 Urban Financial Group, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being parts of Lot Numbers 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, Page 71, Register's Office for said County, more particularly described as follows:

Beginning at the Easterly margin of the new highway on the Southern line of said Lot Number 12; thence South 89 degrees East 431 feet, more or less, to an elm in the Southerly line of said Lot Number 13; thence North 55 1/2 degrees East 150 feet, more or less, to a point in the Southeasterly line of said Lot Number 13; thence South 90 degrees West and parallel with and 100 feet Northerly from the Southern lines of said Lots Numbers 12 and 13, 535 feet more or less, to a point in the Easterly margin of said highway, thence South 22.5 degrees West, with the Easterly Margin of said highway, 130 feet more or less to the beginning.

The legal description has been revised in accordance with an Attorney's Affidavit filed on September 23, 2013 as Instrument Number 20130923-0099614 in the Davidson County Recorder's Office.

Being the same property conveyed to Joyce Ellen Dutton by Quitclaim deed recorded August 27, 2009, as Instrument No. 20090827-0080621, Register's Office for Davidson County, Tennessee.

Commonly known as: 2812 Buena Vista Pike, Nashville, Tennessee 37218-2325.

Tax Parcel No.: 070 02 0 026.00

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 Urban Financial Group, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 04 day of Dec., 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 4 day of Dec, 2013.

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC 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 $66,263.67, 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 04 day of Dec., 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 4 day of Dec, 2013.

BRITTANY SIMS
Comm. No. 12390928
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-12-2022
STATE OF ARKANSAS

Notary Public

My Commission Expires: 10/12/22

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:
Urban Financial Group, Inc.
2727 Spring Creek Drive
Spring, TX 77373

FHA No. 483-4645948-951

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 March 9, 2011, recorded March 22, 2011, as Instrument No. 20110322-022300 in the Register's Office of Davidson County, Tennessee, executed by Joyce Ellen Dutton in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group, Inc., its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group, Inc., 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. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 04 day of Dec., 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 4 day of Dec., 2013.

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

Notary Public

My Commission Expires: 10/12/22

FHA No. 483-4645948-951
DServiceMembersAffidavitTN_tquillen_131127_1351

Department of Defense Manpower Data Center

Results as of : Dec-10-2013 08:40:17

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DUTTON
First Name: JOYCE
Middle Name:
Active Duty Status As Of: Dec-10-2013

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 March 9, 2011, and the Deed of Trust of even date securing the same, recorded March 22, 2011, as Instrument No. 20110322-0022300 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Joyce Ellen Dutton, conveying certain property therein described to Alan E. South, Attorney at Law, South & Associates as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group, Inc., 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 November 27, 2013 at or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all 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:

Being parts of Lot Numbers 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, Page 71, Register's Office for said County, more particularly described as follows:

Beginning at the Easterly margin of the new highway on the Southern line of said Lot Number 12; thence South 89 degrees East 431 feet, more or less, to an elm in the Southerly line of said Lot Number 13; thence North 55 1/2 degrees East 150 feet, more or less, to a point in the Southeasterly line of said Lot Number 13; thence South 90 degrees West and parallel with and 100 feet Northerly from the Southern lines of said Lots Numbers 12 and 13, 535 feet more or less, to a point in the Easterly margin of said highway; thence South 22.5 degrees West, with the Easterly Margin of said highway, 180 feet more or less to the beginning.

The legal description has been revised in accordance with an Attorney's Affidavit filed on 09/23/13 as Instrument Number 20130923-0099814 in the Davidson County Recorder's Office.

ALSO KNOWN AS: 2812 Buena Vista Pike, Nashville, Tennessee 37218-2325

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: **Joyce Ellen Dutton; Secretary of Housing & Urban Development; Estate of Joyce Ellen Dutton; Unknown Heirs of Joyce Ellen Dutton**

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. 1490-238774**

DATED: September 24, 2013

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

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

Oct. 4, 11, 18, 2013 FI20296

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, Dickson, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

October 4, 2013
October 11, 2013
October 18, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 18th day of **October 2013**, the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the 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.

WITNESS my hand and Official Seal at office this 18th day of **October 2013**.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

FPS

True Copy Certification

I, Tiffany Grundy, 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, Lena Drennan, a notary public for this county and state, Tiffany Grundy 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)

LENA M. DRENNAN
Notary Public-Arkansas
Saline County
My Commission Expires 08-17-2021
Commission # 12383853