RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sylvia Curry

GRANTEE(s)
Federal National Mortgage Association

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: 02/26/14 08:03 9 pgs
Fees:47.00 Taxes:0.00
20140226-0016212

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 24, 2006 and recorded August 8, 2006, as Instrument No. 20060808-0097542 in the Register's Office of Davidson County, Tennessee, Sylvia Curry conveyed to Rudy Title & Escrow, L.L.C., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Community Lending, Incorporated, 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, Ocwen Loan Servicing, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 31, 2014 as Instrument No. 20140131-0008771 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 Ocwen Loan Servicing, 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; said advertisement began on January 24, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on February 19, 2014 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 Ocwen Loan Servicing, LLC, at and for the sum of $121,064.84, that being the highest and best bid offered; and

WHEREAS, the said Ocwen Loan Servicing, LLC has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; 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 Ocwen Loan Servicing, 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Two tracts of land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee on the Southeasterly margin of Hailey Avenue, 600 feet North of Doak Avenue, Tract 1 being the Northerly 15 feet of Lot 22, all of Lots 23 through 25 and the Southerly 20 feet of Lot 26, Block A on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux according to an unrecorded survey dated May 13, 1941 by Blanchard and Parrish, Engineers said part of Lot 22, all of Lots 23 through 25 and part of Lot 26 having been part of Lots 56 and 57 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155 Register's Office of Davidson County, Tennessee) recorded November 16, 1927 and Tract 2 being part of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155 Register's Office of Davidson County, Tennessee) recorded November 16, 1927 said Tract 1 and 2 described together according to a boundary survey dated May 17, 2005 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN RLS No. 1838) as follows: Beginning at a nail (old) in the Southeasterly margin of Hailey Avenue (40 foot wide right of way); said nail being located North 31 degrees 59 minutes 58 seconds East 600 feet from the Northerly right of way of Doak Avenue and being 10 feet North of the original Northeast corner of Lot 21 on the Revised Plan of Hailey's

Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (not of record) dated May 13, 1941 by Blanchard and Parrish, Engineers and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20040303-0023911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Hailey Avenue North 31 degrees 59 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87 Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Hailey Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 153.09 feet to an iron rod (new); thence North 29 degrees 48 minutes 13 seconds East 5.00 feet to an iron rod (new) at the original Northeast corner of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155 Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 38 (Book 547, Page 155 Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 10781, Page 915 Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 15.31 feet to an iron rod (new) at the Northeast corner of the Rawleigh Sanders land (Book 4778, Page 971 Register's Office of Davidson County, Tennessee); thence with said Sanders and severing said Lot 37, South 27 degrees 25 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 138 feet from an iron pipe (old) on the Northerly margin of River Drive (40 foot wide right of way) located at the Southwest corner of said Lot 37 and being in the Northerly line of the David Lovell land (Instrument No. 20041012-0123074 Register's Office of Davidson County, Tennessee); thence with said Lovell, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northwest corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West 157.31 feet to the point of beginning, containing 0.43 acres, more or less.

Being the same property conveyed to Sylvia Curry by Warranty Deed recorded July 12, 2005, as Instrument No. 20050712-0080581, Register's Office for Davidson County, Tennessee.

Commonly known as: 1902 Hailey Avenue, Nashville, Tennessee 37218.

Tax Parcel No.: 081 01 029.00 / 081 01 028.00

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 the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25 day of February, 2014.

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 25 day of Feb, 2014.

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 $121,064.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 25 day of Feb., 2014

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 25 day of Feb, 2014.

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

_____
Notary Public

My Commission Expires: 10/12/22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

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 July 24, 2006, recorded August 8, 2006, as Instrument No. 20060808-0097542 in the Register's Office of Davidson County, Tennessee, executed by Sylvia Curry in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Community Lending, Incorporated, its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Community Lending, Incorporated, 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, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

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 25 day of February, 2014.

Wilson & Associates, PLLC

By: _____

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

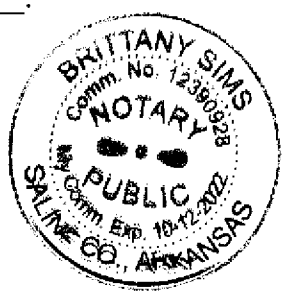
ACKNOWLEDGMENT

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 25 day of Feb, 2014.



Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_lsmith_140219_1446

Department of Defense Manpower Data Center

Results as of : Feb-24-2014 01:45.24 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CURRY
First Name: SYLVIA
Middle Name:
Active Duty Status As Of: Feb-24-2014

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 incividuals' 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.

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**

902-241388

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:

January 24, 2013
January 31, 2014
February 7, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **February 2014**, 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 7th day of **February 2014.**

_____
Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 04, 2015

FPS

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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 July 24, 2006, and the Deed of Trust of even date securing the same, recorded August 8, 2006, as Instrument No. 20060808-0097542 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Sylvia Cuzy, conveying certain property therein described to Rudy Title & Escrow, L.L.C. as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Community Lending, Incorporated, 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 **February 19, 2014 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 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:

Two tracts of land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee on the Southeasterly margin of Holley Avenue, 600 feet North of Dock Avenue, Tract 1 being the Northerly 15 feet of Lot 22, all of Lots 23 through 26 and the Southerly 20 feet of Lot 28, Block A on the Revised Plan of Holley's Subdivision of part of Block 5 in G.T. Shaegog Subdivision at Bordeaux according to an unrecorded survey dated May 13, 1941 by Blanchard and Parrish, Engineers said part of Lot 22, all of Lots 23 through 26 and part of Lot 28 being know part of Lots 36 and 37 on the map of Holley's Subdivision of part of Block 5 in G.T. Shaegog Subdivision at Bordeaux (Book 647, Page 154 Register's Office of Davidson County, Tennessee) recorded November 16, 1927 and Tract 2 being part of Lot 37 on the map of Holley's Subdivision of part of Block 5 in G.T. Shaegog Subdivision at Bordeaux (Book 647, Page 155 Register's Office of Davidson County, Tennessee) recorded November 16, 1927 said Tract 1 and 2 described together according to a boundary survey dated May 17, 2013 by Campbell, McRae and Associates Surveying, Inc. (John Reed TN RLS No. 1853) as follows: Beginning at a nail (old) in the Southeasterly margin of Holley Avenue (40 foot wide right of way); said nail being located North 31 degrees 58 minutes 58 seconds East 600 feet from the Northerly right of way of Dock Avenue and being 10 feet North of the original Northeast corner of Lot 22, on the Revised Plan of Holley's Subdivision of part of Block 5 in G.T. Shaegog Subdivision at Bordeaux (not of record) dated May 13, 1941 by Blanchard and Parrish, Engineers and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20060824-0093911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Holley Avenue North 31 degrees 58 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87 Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Holley Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 183.09 feet to an iron rod (new); thence North 33 degrees 48 minutes 13 seconds East 5.09 feet to an iron rod (new) at the original Northwest corner of Lot 27 on the map of Holley's Subdivision of part of Block 5 in G.T. Shaegog Subdivision at Bordeaux (Book 647, Page 155 Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 28 (Book 647, Page 155 Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 19781, Page 918 Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 38.82 feet to an iron rod (new) at the Northeast corner of the Randolph Sanders land (Book 4715, Page 971 Register's Office of Davidson County, Tennessee)); thence with said Sanders and severing said Lot 37, South 27 degrees 26 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 1.38 feet from an iron pipe (old) on the Northerly margin of River Drive (40 feet wide right of way) located at the Southeast corner of said Lot 37 and being in the Northerly line of the Dodd Level land (Instrument No. 20041213-0123014 Register's Office of Davidson County, Tennessee); thence with said Level, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northeast corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West 127.21 feet to the point of beginning, containing 0.43 acres, more or less.

ALSO KNOWN AS: 1903 Holley Avenue, Nashville, Tennessee 37218

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: Sylvia Cuzy; SunTrust Bank

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. **WAA No. 903-341388**

DATED January 20, 2014

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

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

Jan. 24, 31, Feb. 7, 2014 FI21384

True Copy Certification

I, Lacie Smith, 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, Kristi Smith, a notary public for this county and state, Lacie Smith 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: 3-11-15

Notary' Seal (if on paper)

Kristi L. Smith
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 03/11/2015