RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Cecil K. Butts and Margaret Butts

GRANTEE(s)
American Consulting Corp.

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: 12/15/14 15:56 8 pgs
Fees:43.00 Taxes:268.25
20141215-0114662

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 25, 2002 and recorded May 1, 2002, as Instrument No. 20020501-0053440 in the Register's Office of Davidson County, Tennessee, Cecil K. Butts and Margaret Butts conveyed to Michael I. Mossman, Esq., as Trustee for Bank One, N.A., 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, JPMorgan Chase Bank, N.A. successor by merger with Bank One, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 24, 2014 as Instrument No. 20141024-0098303 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 JPMorgan Chase Bank, N.A. successor by merger with Bank One, N.A. 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 24, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on November 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 American Consulting Corp., at and for the sum of $72,500.00, 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 American Consulting Corp. 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 American Consulting Corp., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

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

Being Lot No. 150 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 150, which is a corner lot, fronts 40 feet as per plat, 34 feet more or less by field measurement on the Southerly margin of Oneida Avenue and fronts 125 feet on the Westerly margin of Rosedale Avenue, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150 feet on the Westerly line and 60 feet on the Southerly line to a point of intersection.

This conveyance is subject to all matters of record on plat in Book 1130, Page 97, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

Being the same property conveyed to Cecil K. Butts and Margaret Butts by Quitclaim deed recorded May 1, 2002 , as Instrument No. 20020501-0053439, Register's Office for Davidson County, Tennessee.

Commonly known as: 724 Oneida Avenue, Nashville, Tennessee 37207.

Tax Parcel No.: 071-12-223-00

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 American Consulting Corp., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 5th day of Dec., 2014.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 05 day of Dec., 2014.

BRITTANY SIMS Comm. # 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 $$72,500.00, 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 12 day of Dec, 2014

_____
~~American Consulting Corp.~~

ACKNOWLEDGMENT

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Les Lazarus, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville this 12 day of Dec, 2014.

_____
Notary Public
My Commission Expires: 3-8-15

JAMES C. SMITH STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
~~American Consulting Corp.~~ Robert Braswell
168 Charleston Pk
Nash TN 37205

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 April 25, 2002, recorded May 1, 2002, as Instrument No. 20020501-0053440 in the Register's Office of Davidson County, Tennessee, executed by Cecil K. Butts and Margaret Butts in favor of Bank One, N.A. to secure the payment of a deed of trust note to Bank One, N.A..

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 5th day of Dec., 2014.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron, Attorney
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 05 day of Dec., 2014.

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

Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_nwest_141119_1443

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 April 25, 2002, and the Deed of Trust of even date securing the same, recorded May 1, 2002, as instrument No. 20020501-0063440 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Cecil K. Butts and Margaret Butts, conveying certain property therein described to Michael T. Mosemah, Esq. as Trustee for Bank One, N.A.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the 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 the [illegible] at 10:00 A.M. at the entrance of Arcade, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale or cashier's 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:

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

Being Lot No. 130 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 130, which is a corner lot, fronts 40 feet on the plan, 34 feet more or less by their measurement on the Southerly margin of Dunbar Avenue and fronts 125 feet on the Westerly margin of Hendale Avenue, said frontages being joined by a curve having a length of 39.27 feet, and extends back 140 feet on the Westerly line, and 60 feet on the Southerly line to a point of intersection.

ALSO known as: 700 Dunbar Avenue, Nashville, Tennessee 37207.

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: Cecil K. Butts, Margaret Butts.

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 of the sale set forth above. MAI No. 14-005-04618

DATED October 17, 2014

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

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

Oct. 24, 31, Nov. 7, 2014 FIZ4629

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 24, 2014
October 31, 2014
November 7, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **November 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.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 7th day of **November 2014.**

MARSHA A. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 08, 2015

_____
Notary Public

FPS

Department of Defense Manpower Data Center

Results as of : Dec-04-2014 01:17:22 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BUTTS
First Name: CECIL
Middle Name: K
Active Duty Status As Of: Dec-04-2014

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 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.

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 : Dec-04-2014 01:17:18 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BUTTS
First Name: MARGARET
Middle Name:
Active Duty Status As Of: Dec-04-2014

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 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			

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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

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY