RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Betty J. Fitzgerald and William M. Fitzgerald

GRANTEE(s)
Capital Journey, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20150076594 DEEDTRS
Recvd: 09/09/15 09:48 6 pgs
Fees:33.00 Taxes:163.91
20150909-0091463

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 1, 2004 and recorded October 8, 2004, Document No. 20041008-0121624 in the Register's Office of Davidson County, Tennessee, Betty J. Fitzgerald and William M. Fitzgerald conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, LLC, 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, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A. , as Trustee for Park Place Securities, Inc., Asset Backed Pass-Through Certificates, Series 2004-WWF1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 6, 2015, Document No. 20150706-0064681 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 U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Park Place Securities, Inc., Asset Backed Pass-Through Certificates, Series 2004-WWF1 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 was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 5, 2015, 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 Capital Journey, LLC, at and for the sum of $24,300.00, 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 Capital Journey, 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 said Capital Journey, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 160 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for said County. Said Lot No. 160 fronts 85 feet on the Southerly side of Glenrose Avenue, and runs back 160 feet on the Westerly line and 115 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring 107 feet thereon.

Being the same property conveyed to Betty J. Fitzgerald and William M. Fitzgerald by Warranty Deed recorded August 22, 1991 in Book 8425, Page 563, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 59 Glenrose Avenue, Nashville, TN 37210-4829.

Tax Parcel No.: 119-02-192.00

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 Capital Journey, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of August, 2015

Wilson & Associates, PLLC

By: _____
Shellie Wallace
Wilson & Associates, PLLC
TN Bar # 026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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 10th day of August, 2015.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 $[redacted],300.00, 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 _____day of _____, _____

_____
Capital Journey, LLC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Capital Journey, LLC
301 S. Perimeter Park Dr. Ste#100
Nashville, TN 37211

0061601191

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 44,300, **Affiant**
Subscribed and sworn before me this the
9 **Day of** September, 2015.
Brad Wren, **Deputy Register**

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 October 1, 2004, recorded October 8, 2004, Document No. 20041008-0121624 in the Register's Office of Davidson County, Tennessee, executed by Betty J. Fitzgerald and William M. Fitzgerald in favor of Argent Mortgage Company, LLC to secure the payment of a Deed of Trust to Argent Mortgage Company, LLC.

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 10 day of August, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney
Wilson & Associates, PLLC
TN Bar 026039

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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 10th day of August, 2015.

_____
Notary Public

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

My Commission Expires: 4-25-2024

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 October 1, 2004, and the Deed of Trust of even date securing the same, recorded October 6, 2004, Document No. 20041006-0121624, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Betty J. Fitzgerald and William M. Fitzgerald, conveying certain property therein described to Wesley D. Turner as Trustee for Argent Mortgage Company, LLC; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for First Plus Securities, Inc., Asset Backed Pass-Through Certificates, Series 2004-WHP1;

NOW, THEREFORE, notice is hereby given that the entire indebtedness secured by said Deed of Trust is declared due and payable, and that Wilson & Associates, P.L.L.C., the Successor Trustee, by virtue of the powers duly conferred upon it and contained in said Deed of Trust, and by U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for First Plus Securities, Inc., Asset Backed Pass-Through Certificates, Series 2004-WHP1, will, on August 5, 2015 at the above address at 10:00 AM, at the the area of the Metropolitan Courts, Nashville, Tennessee, offer for sale, publicly, properly described in the highest bidder for cash, certified funds paid at the conclusion of the sale, or credit bid from a bank, or other lending entity pre-approved by the successful bidder. The sale is free from all encumbrances, which are currently owned by the Deed of Trust, said property being more accurately described in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 130 on the Plan of Sterling Heights, Section Five, as of record in Book 1858, Page 97, Register's Office for said County, said Lot No. 130 being 80 feet on the Southerly side of Rosanna Avenue, and same back 200 feet on the Westerly line and 115 feet on the Easterly line to a dead line in the rear, constituting the lot, containing 197 feet, more. Being the same property conveyed to William M. Fitzgerald and wife, Betty J. Fitzgerald from Wesley Bond, as filed of Book 8235, Page 859 in the Register's Office of Davidson County.

ALSO KNOWN AS: 89 Rosanna Avenue, Nashville, TN 37210-4625

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 failure 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:

FITZGERALD, BETTY J.
FITZGERALD, WILLIAM M.
CREDIT COMMUNICATIONS INTERNATIONAL, INC.

The sale held pursuant to this Notice may be rescinded at the Substitute 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. WAS No. 306512

DATED: June 29, 2015

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

0061801101

FOR SALE INFORMATION, VISIT WWW.[illegible].COM and WWW.REALTYTRAC.COM

July 10, 17, 31, 2015 Fn26017

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:

July 10, 2015
July 17, 2015
July 31, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **31st** day of **July 2015**, 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 **31st** day of **July 2015**.

PAMELA L. MALLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 22, 2018

_____
Notary Public

FPS

Department of Defense Manpower Data Center

Results as of : Aug-07-2015 08:47:56 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FITZGERALD

First Name: BETTY

Middle Name:

Active Duty Status As Of: Aug-07-2015

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 : Aug-07-2015 08:47:59 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: FITZGERALD

First Name: WILLIAM

Middle Name:

Active Duty Status As Of: Aug-07-2015

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