PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
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Davidson County DEEDTRS
Recvd: 08/31/04 10:28 2pgs
Fees:13.00 Taxes:296.00
20040831-0105083

Name: James Tanksley, unmarried and Paula Bobbette Rucker
S&K#: 03-1285
Loan#: 26820357

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated August 27, 1998, recorded in Book 11087, Page 796, Register's Office of Davidson County, Tennessee, James Tanksley, conveyed to Donald R. Baskin, Trustee, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20030502-0059129, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 7, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 Bank of America, N.A. successor by merger to BA Mortgage, LLC, whose address is 950 E. Paces Ferry Road, Suite 1900, Atlanta, GA 30326, at and for the sum of $80,000.00, that being the highest and best bid offered; and,

WHEREAS, the said Bank of America, N.A. successor by merger to BA Mortgage, LLC has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of America, N.A. successor by merger to BA Mortgage, LLC, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 681, Section 16 Edge of Lake Estates, as shown by plat of record in Plat Book 4175, Page 157 (erroneously referred to as Page 197 in Book 11087, Page 796), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This legal description is identical with that in Trust Deed recorded in Book 11087, Page 796, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11087, Page 796, Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Book 11714, Page 243, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of July, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12/20/05
My commission expires:

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

12/20/05
My commission expires:

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN

Notary Public

My Commission Expires 12-20-05

PROPERTY ADDRESS: 2837 Creekville Drive, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Federal National Mortgage Association**
**950 E. Paces Ferry Road**
**Suite 1900**
**Atlanta, Georgia 30326**

S & K #:03-1285
Map & Parcel – 150-05-0-123