PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 11/03/04 11:14 2pgs
Fees:13.00 Taxes:192.40
20041103-0132365

Name: Walter A. Lemay, and wife, Era L. Lemay
S&K#: 04-1142
Loan#: 0279078/591

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 5, 2002, recorded in Instrument Number 20020812-0096726, Register's Office of Davidson County, Tennessee, Walter A. Lemay and wife, Era L. Lemay, conveyed to Arnold M. Weiss, Esq., 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 20040513-0055522, 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 October 20, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., whose address is 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, SC 29715, at and for the sum of $52,000.00, that being the highest and best bid offered; and,

WHEREAS, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Home Loan Mortgage Corporation, 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:

The northerly 75 feet of Lots 106, 107, and 108, in the Subdivision of Overhill City Land Company and W. H. Fox as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly boundary of Burbank Avenue, said point being 75 feet north of the intersection of Burbank Avenue and Oriel Street; thence following the easterly boundary of Burbank Avenue in a northerly direction 75 feet to the southerly margin of an alley; thence, following the southerly boundary of said alley in a westerly direction a distance of 155 feet to a point; thence in a southerly direction parallel to Burbank Avenue, a distance of 75 feet to a point; thence in a easterly direction a distance of 155 feet to the point of beginning.

This legal description is identical with that in Trust Deed recorded in Instrument Number 20020812-0096726, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument Number 20020812-0096726, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 5472, Page 310, 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 Home Loan Mortgage Corporation, 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 20th day of Oct., 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:

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 $52,000.00 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:

Notary Public

PROPERTY ADDRESS: 2245 Burbank Avenue, Nashville, TN 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
2839 Paces Ferry Road NW
Suite 700
Atlanta, Georgia 30339

S & K #:04-1142
Map & Parcel – 119-1/304