Davidson County DEEDTRS
Recvd: 12/13/04 16:10 2pgs
Fees:12.00 Taxes:0.00
20041213-0148083

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Name: Shaun R. Gaither, an unmarried person
S&K#: 04-2506
Loan#: 9830130196

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated April 14, 2000, recorded in Instrument Number 200005040045016 Register's Office of Davidson County, Tennessee, Shaun R. Gaither, an unmarried person, conveyed to Emmett James House and Bill R. McLaughlin, 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 20041026-0128570, 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 November 24, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 am; 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 Union Planters Bank, N.A., whose address is 1900 Charles Bryan AX2, Cordova TN 38016 at and for the sum of $76235.82, that being the highest and best bid offered; and,

WHEREAS, the said Union Planters Bank, N.A. 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 Union Planters Bank, N.A., 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 3, Rose Estates, as of record in Book 3600, Page 37, Register's Office for said county, as follows:

Lot Number 3 fronts 78.5 feet on the east side of Rosebank Avenue and extends back 148.26 feet on the south line and 195.28 feet on the north line, to a dead line in the rear, on which it measures 91.50 feet.

This legal description is identical with that in Deed recorded Instrument Number 200005040045016 Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument Number 200005040045016 Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument Number 200005040045015, 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 24th day of NOV, 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.

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

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

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 $76235.82 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.

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

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

PROPERTY ADDRESS: 1209 Rosebank Avenue, Nashville, TN 37206

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 #:04-2506
Map & Parcel – 84-1-122.00