PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Davidson County DEEDTRS
Recvd: 02/04/05 15:01 2 pgs
Fees:12.00 Taxes:0.00
20050204-0013583

Name: Lori B. Flemming, and husband, Eric Flemming
S&K#: 04-2986
Loan#: 239509

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 10, 2002, recorded in Instrument Number 20020522-0062583 Register's Office of Davidson County, Tennessee, Lori B. Flemming and husband, Eric Flemming, conveyed to George R. Woods, Sr., 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 20041230-0154629, 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 January 26, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10am; 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 Mortgage Electronic Registration Systems, Inc., whose address is Taylor, Bean and Whitaker, 1417 Magnolia Avenue, Ocala Florida 34475, at and for the sum of $69,101.10, that being the highest and best bid offered; and,

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. 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 Mortgage Electronic Registration Systems, 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 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 190 on the Plan of McGavock, Wetmore and others addition to Nashville called the "Town of McGavock", of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, fronting 50 feet on the westerly side of 9th Avenue, north, formerly Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded Instrument Number 20020522-0062583 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 20020522-0062583 Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Quit Claim Instrument Number 20000530-0053230, 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 20th day of Jan, 2005, 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.

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

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 1607 9th Street North, Nashville, TN 37208

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 #:04-2986
Map & Parcel – 81-12/168