22

04-1101-CI
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 26-7 117
105 SOUTHAMPTON COURT
GOODLETTSVILLE, TN 37072

New Owner - Send Tax Bills:
Federal National Mortgage Association
3900 Wisconsin Avenue, NW
Drawer LR
Washington, DC 20016-2899

Davidson County DEEDTRS
Recvd: 02/11/05 11:14 2 pgs
Fees:12.00 Taxes:0.00
20050211-0015950

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 23, 2001, NATIONS TITLE AGENCY OF TENNESSEE, INC., was named Trustee in a Deed of Trust of even date executed by JAMES W. BOURQUE AND WIFE, DONNA M. BOURQUE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $112,500.00, principal and interest at 9.25 per annum on the unpaid balance, said Deed of Trust being recorded Instrument 20010606-0059420 in the Register' s Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT 20041123-0140410 in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 11, 2004 / November 18, 2004 / November 25, 2004, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on December 7, 2004 and continued to February 11, 2005, at 11:00 AM, at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, TENNESSEE , I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MO 63304 , submitted the highest and best bid in the amount of $86,324.93.

AND, WHEREAS, for valuable consideration MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., has assigned its bid over to its successor in interest, FEDERAL NATIONAL MORTGAGE ASSOCIATION, and has instructed the Substitute Trustee to convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as its assignee and successor.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 195 ON THE PLAN OF WINDSOR GREEN, PHASE 3, SECTION I, AS OF RECORD IN BOOK 6250, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 195 FRONTS 63 FEET ON THE SOUTHERLY SIDE OF SOUTHAMPTON COURT AND RUNS BACK 102.94 FEET ON THE WESTERLY LINE AND 101.31 FEET ON THE EASTERLY LINE TO A REAR WHICH MEASURES 65.13 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TOJAMES W. BOURQUE AND WIFE, DONNA M. BOURQUE BY DEED FROM DONNA M. LOUGHEED, UNMARRIED, OF RECORD IN INSTRUMENT 20010606-0059419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on February 11, 2005.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on February 11, 2005.

Notary Public

My Commission Expires: 1/27/08

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 0 .
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, on February 11, 2005.

Notary Public

My Commission Expires: 1/27/08

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228