Davidson County DEEDTRS
Recvd: 03/15/05 09:23 2 pgs
Fees:12.00 Taxes:0.00
20050315-0028239

This Instrument Prepared By:
TATUM & JONES, PLLC
ATTORNEYS AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 148-12-263
913 Bryant Court
Antioch, TN 37013

NO MORTGAGE
New Owner – Send Tax Bills:

Federal National Mortgage Assn.
3900 Wisconsin Ave., NW
Drawer LR
Washington, DC 20016-2899

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on February 3, 2003, STEWART TITLE was named Trustee in a Deed of Trust of even date executed by ALAN DALE BAKER AND VAUNDA BAKER, HUSBAND AND WIFE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $97,000.00, principal and interest at 6.25% per annum on the unpaid balance, said Deed of Trust being of record in Instrument No. 20030213-0019802, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, J. PHILLIP JONES was appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT NO. 20050311-0027114 in the Register's Office for DAVIDSON County, Tennessee; J. PHILLIP JONES, 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: February 17, 2005 / February 24, 2005 / March 3, 2005, 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 March 11, 2005, at 11:00 A.M., OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES, 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 herein above 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 $81,831.82.

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 it assignee and successor.

NOW, THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, 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, TENNESSEE:

LAND in Davidson County, Tennessee BEING Lot 12 on the Plan of Re-subdivision of Lot 15 and Section 19, HAZELWOOD, of record in Plat Book 5210, Page 323, in the Register's Office of Davidson County, Tennessee. Said Lot 12 fronts 30.0 feet on the Southwesterly margin of Bryant Court and extends back 159.16 feet on the broken

Northwesterly line and 141.12 feet on the Southwesterly line to a dead line in the rear, measuring 78.81 feet thereon.

Being the same property conveyed to Alan Dale Baker and wife, Vaunda Baker, by Deed dated April 29, 1983, of record in Deed Book 6048, Page 334, in the Register's Office of Davidson County, Tennessee.

MAP 148-12, PARCEL 263

I, J. PHILLIP JONES, 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 herein above referred to and not as an individual.

WITNESS my hand and official seal at DAVIDSON, Tennessee, on March 11, 2005.

J. PHILLIP JONES, 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 J. PHILLIP JONES, Substitute Trustee, with whom I am personally acquainted or provided 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 office at NASHVILLE, Tennessee, on March 3, 20

Notary Public

My Commission Expires: 3-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0. FNMA is a tax exempt Agency.

Affiant

Sworn to and subscribed before me, this day of March 11, 2005.

Notary Public

My Commission Expires: 3-26-05

RETURN TO:
TATUM & JONES, PLLC, ONE VANTAGE WAY, SUITE C-205, NASHVILLE, TN 37228