Davidson County DEEDTRS
Recvd: 05/13/05 08:15 2 pgs
Fees:12.00 Taxes:0.00
20050513-0054002

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Name: Gary Hubbell, and Shirley J. Hubbell
S&K#: 04-2738
Loan#: 6926834802

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 29, 2002, recorded in Instrument Number 20020502-0054247 in the Register's Office of Davidson County, Tennessee, Gary Hubbell and Shirley Hubbell, conveyed to PRLP, Inc., 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 20041117-0137968, 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 April 27, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10 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 Bank of America, N. A. successor by merger to BA Mortgage, LLC, whose address is 1270 Northland Drive, Suite 200, Mendota Heights Minnesota 55120, at and for the sum of $13,000.00, that being the highest and best bid offered; and,

WHEREAS, the said Bank of America, N. A. successor by merger to BA Mortgage, LLC 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 Bank of America, N. A. successor by merger to BA Mortgage, LLC, 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:

Lots 86 and 87 on the plan of J. B. Haynies Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said lot.

Said lots 86 and 87 fronts 100 feet on the easterly side of Katie Avenue and runs back between parallel lines to an alley.

This legal description is identical with that in Deed of Trust recorded at Instrument Number 20020502-0054247 in the 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 20020502-0054247 in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument Number 20020502-0054246, in the 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 27th day of April, 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.

TINA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN My Comm. Exp. 12-20-05

My commission expires: 12/20/05 Notary Public

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 1303 Katie Avenue, Nashville, TN 37207

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 #:04-2738
Map & Parcel – 71-10-54.00