Davidson County DEEDTRS
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Fees:12.00 Taxes:0.00
20050516-0054663

(BALLENGER/Freddie mac/ LN# 3006002046)

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
Tax ID 98-5-103
5114 Hunters Point Lane
Hermitage, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP
8200 Jones Branch Drive
MS 387
McLean, VA 22102

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 26, 1998, GUARANTY TITLE COMPANY,** was named Trustee in a Deed of Trust of even date executed by **MARK RYAN BALLENGER AND WIFE, AMY WATSON BALLENGER,,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$64,500.00,** principal and interest at **8.500%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10946, PAGE 748** 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 # 20050119-0006511** 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: **APRIL 14, 2005/APRIL 21, 2005/APRIL 28, 2005,** in **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 and public announcement on **FRIDAY, MAY 13, 2005, at 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501 (ENTER THE NORTHWEST ENTRANCE NEAR 6TH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I **I. DYKE TATUM,** 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 **AMSOUTH BANK, F/K/A FIRST AMERICAN NATIONAL BANK** submitted the highest and best bid in the amount of **$68,358.21**

WHEREAS, **AMSOUTH BANK, F/K/A FIRST AMERICAN NATIONAL BANK.** has assigned its bid over to its successor in interest, **FEDERAL HOME LOAN MORTGAGE CORP,** and has instructed the Substitute Trustee to convey to **FEDERAL HOME LOAN MORTGAGE CORP,** as its assignee and successor.

NOW THEREFORE, in consideration of the premises by, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORP 8200 Jones Branch Drive, MS 387, McLean, VA 22102** 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:
Being Lot No. 4-A, Zone Lot Division, Lots 4,5,6 and 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173, amending in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Ryan Ballenger and wife, Amy Watson Ballenger, by deed from James L. Post and wife, Linn W. Post, of record in Book 10946, Page 745, Register's Office for Davidson County, Tennessee.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.** 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 NASHVILLE Tennessee, on **MAY 13, 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**, Substitute Trustee, 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 office at NASHVILLE, Tennessee on **MAY 13, 2005**

Notary Public

JOYCE FULTZ NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires: MARCH 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $68,358.21
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this 13TH **day of MAY, 2005.**

Notary Public

JOYCE FULTZ NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires: MARCH 21, 2009

RETURN TO:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228