PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 07/12/05 09:40 2 pg
Fees:12.00 Taxes:0.00
20050712-0080314

Name: Paula A. Thomason, unmarried
S&K#: 05-1413
Loan#: 0006037028

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 7, 2001, recorded in Instrument Number 20010516-0050499, in the Register's Office of Davidson County, Tennessee, Paula Thomason, a single woman, conveyed to Emmett James House and Bill R. McLaughlin, 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 20050608-0065231, 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 July 1, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00 pm; 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 Union Planters Bank d/b/a Regions Mortgage, whose address is 950 E. Paces Ferry Road, Suite 1900, Atlanta, GA 30326, at and for the sum of $71,174.02, that being the highest and best bid offered; and,

WHEREAS, the said Union Planters Bank d/b/a Regions Mortgage 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 Union Planters Bank d/b/a Regions Mortgage, 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 Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee to wit:

Lot Number 18 being described as follows:

Beginning at an iron pin in the northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, north 6 degrees 08 minutes 39 seconds west 135.18 (erronusly referred to as 135.15 in TD of record at Instrument Number 20010516-0050499) feet to an iron pin; thence, north 87 degrees 48 minutes 15 seconds east 55.84 feet to an iron pin; thence, south 22 degrees 06 minutes 5 seconds east 159.37 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20010516-0050499, 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 in Instrument Number 20010516-0050499, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 10205, Page 559, 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 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 1st day of July, 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 213 West Cedar Street, Goodlettsville, TN 37072

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 #:05-1413
Map & Parcel – 25-04 18.00