This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 06016001000
111 LORRAINE AVE.
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE
NW, DRAWER LR
WASHINGTON, DC, 20016-2899

Davidson County DEEDTRS
Recvd: 05/22/06 08:43 2 pgs
Fees:12.00 Taxes:0.00
20060522-0059435

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 31, 2003**, **STEWART TITLE OF WEST TENNESSEE**, was named Trustee in a Deed of Trust of even date executed by **KENNETH W. JANKE, AN UNMARRIED MAN,** conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$60,000.00**, principal and interest at **5.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030410-0047705** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20060413-0042357** 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 21, 2006/APRIL 28, 2006/MAY 5, 2006**, in **NASHVILLE BUSINESS JOURNAL** a newspaper of general circulation 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 19, 2006, 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 SIXTH 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DR.O'FALLON, MO 63304**, submitted the highest and best bid in the amount of **$60,604.45.**

WHEREAS, **CITIMORTGAGE, INC.,** has assigned its bid in said property to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, his successors and assigns; and

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**, TENNESSEE:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE COUNTY, DESCRIBED AS FOLLOWS: TO-WIT:
TRACT I:
BEING LOT NO. 9 AS SHOWN ON THE MAP OF CAPITOL VIEW SUBDIVISION, PLAN OF WHICH IS OF RECORD IN BOOK 974, PAGES 52 AND 53 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 9 FRONT 87.6 FEET ON THE NORTHERLY SIDE OF LORRAINE AVENUE AND EXTENDS BACK NORTHERLY BETWEEN LINES 290.2 FEET, MORE LESS, ON THE EASTERLY MARGIN AND 311.1 FEET, MORE OR LESS ON THE WESTERLY MARGIN TO A DEAD LINE, MEASURING 81.1 FEET ON SAID REAR LINE.
TRACT II:
BEING THE WESTERLY 12 ½ FEET OF LOT NO. 10 ON THE MAP OF CAPITOL VIEW SUBDIVISION, OF RECORD IN BOOK 974, PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PART OF LOT NO. 10 FRONTS 12.5 FEET ON THE NORTHERLY SIDE OF LORRAINE AVENUE AND RUNS BACK BETWEEN LINES 288.5 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 290.5 FEET ON THE WESTERLY LINE TO THE SOUTHERLY LINE OF LOT NO. 70 ON WHICH IT MEASURES 11.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO KENNETH W. JANKE BY QUITCLAIM DEED DATED JULY 6, 1990 AND OF RECORD IN BOOK 8148 PAGE 972 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KENNETH W. JANKE HAS SINCE DIED INTESTATE SURVIVED BY HIS HEIRS AT LAW, JENNIE WHITE AND ROBERT JANKE.

ALSO SEE THE LAND TRUST AGREEMENT WITH DAMIAN MINGLE, TRUSTEE DATED JANUARY 7, 2005 AND OF RECORD IN INSTRUMENT NO. 20050112-0004396 IN THE REGISTER'S OFFICE OF 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 herein above referred to and not as an individual.

Witness my hand and official seal at NASHVILLE Tennessee, on **MAY 19, 2006**

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 19, 2006**

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $60,604.45
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **19TH day of MAY 2006**

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

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