Davidson County DEEDTRS
Recvd: 07/21/06 12:18 2 pgs
Fees:12.00 Taxes:0.00
20060721-0088211

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Name: Terry E. Graves, and wife, Delores T. Graves
S&K#: 05-4047

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2002, recorded in Instrument number 20021007-0122023 in the Register's Office of Davidson County, Tennessee, Delores T. Graves and Terry E. Graves, wife and husband, conveyed to Archer Land Title, 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 20060103-0000361, 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 21, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 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 Everhome Mortgage Company f/k/a Alliance Mortgage Company, whose address is Everhome Mortgage Company F/K/A Alliance Mortgage Company, c/o Fidelity National Foreclosure Solutions, 1270 Northland Dr, Ste 200, Mendota Heights, Minnesota 55120 at and for the sum of $125,708.00, that being the highest and best bid offered; and,

WHEREAS, the said Everhome Mortgage Company f/k/a Alliance Mortgage Company 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 Everhome Mortgage Company f/k/a Alliance Mortgage Company, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, State of Tennessee, to wit:

Lot Number 52 on the Plan of Welch Meadows, Section 2, as of record in Book 3700, Page 60, to which plat reference is hereby made for a more particular description of said property.

Lot Number 52 fronts 82.06 feet on the westerly margin of Shasta Drive and extends back on the northerly line 125.63 feet and extends back on the southerly line 130.25 feet to a rear line on which it measures 94.72 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20021007-0122023 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 20021007-0122023 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 4129, Page 614, 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 21st day of July, 2006, 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.

12/28/08
My commission expires:

Notary Public

DEEANNA McKIERNAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP 12-28-08

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 4905 Shasta Drive, Nashville, TN 37211

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 #:05-4047
Map & Parcel – 13316018300