PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Davidson County DEEDTRS
Recvd: 02/27/07 11:01 2 pgs
Fees:12.00 Taxes:0.00
20070227-0024103

Name: C. Alex Denham, an unmarried person
S&K#: 06-3658

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 28, 2003, recorded in Instrument number 20030306-0029715 in the Register's Office of Davidson County, Tennessee, Alexandra Denham, aka C. Alex Denham, an unmarried person, 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 # 20070129-0011490, 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 February 14, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 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 Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, National Association, whose address is Regions Mortgage, 1900 Charles Bryan, Cordova, Tennessee 38016 at and for the sum of $71,071.88, that being the highest and best bid offered; and,

WHEREAS, the said Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, National Association 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 Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, National Association, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise D. 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 Antioch, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 74-B on the plan of Zone Lot Division of Lots 74-77, Chelsea of Priest Lake, Section One-A, as shown by plat of record in Plat Book 5200, Page 696, as amended in Book 6250, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20030306-0029715 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 20030306-0029715 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200004280042350, 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 D. 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 D. Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise D. Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 14 day of February, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise D. 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.

6/29/2010
My commission expires:

Clay Ochmadelbach
Notary Public

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 3712 Folkstone Drive, Antioch, TN 37013

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 #:06-3658
Map & Parcel – 136160012.00