Davidson County DEEDTRS
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20070420-0047423

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20010409-0034505

Responsible Taxpayer and Property Owner:
Tax Parcel No. 80040066

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 3208 Hydes Ferry Rd.
Nashville, TN 37218
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $55,311.15 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 10th day of April, 2007

Malaika Williams
Notary Public
My Commission Expires: 01/10/2011.

MALAIKA WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES
01/10/2011

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **John Reed** dated **April 5, 2001** and recorded **April 9, 2001** at Inst. No. **20010409-0034505**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **April 10, 2007** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville** , TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Countrywide Home Loans, Inc.** became the highest and best bidder(s) at and for the sum of **$55,311.15** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Countrywide Home Loans, Inc.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Federal National Mortgage Association,** and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

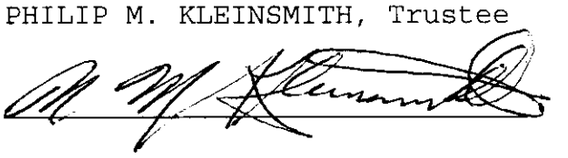
To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20010409-0034505**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 10th day of April, 2007.

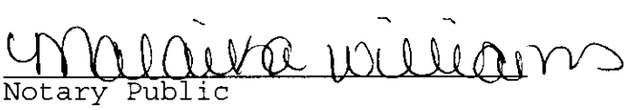
PHILIP M. KLEINSMITH, Trustee



STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Malaika Williams, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 10th day of April, 2007.



Notary Public

My Commission Expires: 01/10/2011.

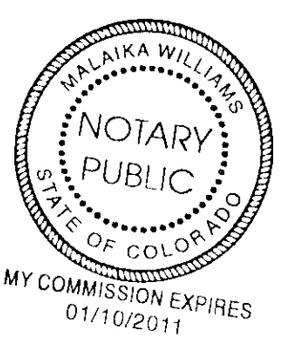


Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, inclusive of Block 2 in GT Sheegog's Subdivision and described according to a survey made by SR Sanford jr. Surveyor, dated February 28, 1945, as follows:

Beginning at a point in the center of Old Hydes Ferry Road, at a point, 189.5 feet south easterly from the centerline of Asylum Road, being the corner of the property conveyed to joe B. Sullivan and JM Robinson by Deed (Book 1316, Page 255); Register's Office, thence along Sullivan and Robinson's southeasterly line; northeasterly 152 feet 2 inches to a point in the southwesterly margin of the property conveyed by Deed (Book 1308, Page 235); thence along Meadow's southwesterly line, southeasterly 75 feet to a point; thence southwesterly 183 feet 4 inches to a point in the centerline of Old Hydes Ferry Road; thence with the center of the same, northwesterly 81.2 feet to the beginning.

Being the same property conveyed to John Reed and wife, Peggy Reed by Warranty Deed from William Harold Frazier, dated December 15, 1998 and recorded December 17, 1998 in Book 11256, Page 339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.