Davidson County DEEDTRS
Recvd: 08/23/07 13:46 3 pgs
Fees:17.00 Taxes:0.00
20070823-0100953

TENNESSEE
MAP: #29/0/197

MICHAEL FUSSELL
CITIMORTGAGE/6133810

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 28, 2002, and recorded in REGISTER'S INSTRUMENT: #20020417-0047598 and re-recorded in REGISTER'S INSTRUMENT: #20020711-0083369, in the Register's Office of Davidson County, Tennessee, Michael Fussell, Jr. and Catherine E Fussell, husband and wife, conveyed to Consumer Title, Trustee(s), 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: #20040804-0093246, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on August 14, 2007, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; 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 sale FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property **at and for the sum of ONE HUNDRED FIVE THOUSAND FOUR HUNDRED DOLLARS AND 00/100**; 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 FEDERAL HOME LOAN MORTGAGE CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in JOELTON, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

CATHERINE E. FUSSELL, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #9056, PAGE: #97, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	299.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	104,538.50
	$105,400.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 14, 2007 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 14, 2007 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
3857 CANTARUTTI ROAD
JOELTON, TENNESSEE 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MS 314
O'FALLON, MO 63368-2240

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$***EXEMPT*******EXEMPT**********EXEMPT*********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF August 14 20 07
NOTARY PUBLIC
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF CANRARUTTI ROAD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO REAU E. POLK, JR., TRUSTEE, BY DEED FROM KENNETH ROTTERE AND WIFE, OF RECORD IN BOOK: #2800, PAGE: #383, REGISTER'S OFFICE FOR SAID COUNTY, BEING IN THE CENTER OF A BRANCH;

THENCE WITH THE CENTER OF SAID BRANCH AND SAID POLK'S EASTERN BOUNDARY LINE, SOUTH 1 DEG 18' WEST 104 FEET, MORE OR LESS, SOUTHWESTERLY 162.7 FEET AND SOUTH 20 DEG 28' WEST 127.5 FEET;

THENCE NORTH 38 DEG WEST 250 FEET, MORE OR LESS, TO AN IRON PIN ON THE SOUTHEASTERLY MARGIN OF SAID ROAD;

THENCE WITH SAME, NORTH 55 DEG EAST 229 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 261.5 FEE;

THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 98 FEET, MORE OR LESS, TO THE BEGINNING CONTAINING 1.1 ACRES, MORE OR LESS.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.