This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 060 16 0 119.00
2744 JONES AVE.
NASHVILLE, TENNESSEE 37207

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

Davidson County DEEDTRS
Recvd: 10/02/07 15:15 2 pgs
Fees:12.00 Taxes:0.00
20071002-0117574

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 29, 1999, CAROL A CONATSER** was named Trustee in a Deed of Trust of even date executed by **GARY ANTOINE, A SINGLE PERSON**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$68,000.00**, principal and interest at **7.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11726, PAGE 780 SEE ALSO BULDING LOAN AGREEMENT OF RECORD IN BOOK 11726 PAGE 798 AND SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20070830-0103991** 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. 20070829-0103803 AS CORRECTED IN INSTRUMENT NO. 20070907-0107426** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, 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: **SEPTEMBER 7, 2007/ SEPTEMBER 14, 2007/ SEPTEMBER 21, 2007**, 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 **MONDAY, OCTOBER 1, 2007, AT 10:00 A.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES**, individually or by and through his agent, 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 $69,916.00

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, **J. PHILLIP JONES**, 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:

BEING LOT NO. 3 ON THE PLAN OF HOLLAND-BURR SUBDIVISION AS OF RECORD IN BOOK 9700, PAGE 832, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE DETAILED DESCRIPION.

TOGETHER WITH 20-FOOT WIDE SEWER EASEMENT HAVING ITS CENTERLINE COMMENCING AT POINT ON THE SOUTHERLY LINE OF SAID LOT NO. 2 WHICH POINT IS 195 FEET WEST OF THE WESTERLY MARGIN OF JONES AVENUE, AND RUNNING THENCE S 06° 15' 00" W 116.0 FEET TO THE SOUTHERLY LINE OF LOT 1 ON THE PLAN OF HOLLAND-BURR SUBDIVISION.

THIS CONVEYANCE IS MADE SUBJECT TO A 4-FOOT WIDE DRIVEWAY EASEMENT EXTENDING BACK 100 FEET FROM JONES AVENUE ALONG THE SOUTHERLY LINE OF SAID LOT NO. 2 ON THE PLAN OF HOLLAND-BURR SUBDIVISION OF RECORD IN BOOK 9700, PAGE 832.

BEING THE SAME PROPERTY CONVEYED TO GARY ANTOINE BY DEED DATED OCTOBER 29, 1999 OF RECORD IN BOOK 11726 PAGE 777 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, 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 **OCTOBER 1, 2007.**

J. Jones, Substitute Trustee

J. PHILLIP JONES
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, **J. PHILLIP JONES, 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 **OCTOBER 1, 2007.**

Melissa Biddle

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $69,466.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this 1ST day of OCTOBER, 2007.

Melissa Biddle

Notary Public

My Commission Expires: 5/2/2011

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