This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 063 08 0 038.00
4016 UNIVERSITY AVE.
OLD HICKORY, TENNESSEE 37138

NO MORTGAGEE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP
3900 WISCONSIN AVE NW.
DRAWER LR
WASHINGTON, DC, 20016-2899

Davidson County DEEDTRS
Recvd: 12/10/07 09:29 2 pgs
Fees:12.00 Taxes:0.00
20071210-0142075

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 22, 2006, INFINITY TITLE, LLC,** was named Trustee in a Deed of Trust of even date executed by **ANNA TURNER A/K/A ANNA M. TURNER AND HUSBAND PABLO MEDINA TRUJILLO,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$118,800.00,** principal and interest at **7.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060703-0079124, AS CORRECTED BY SCRIVENER'S AFFIDAVIT AND CORRECTED CERTIFICATE OF ACKNOWLEDGEMENT OF RECORD IN INSTRUMENT NO. 20071116-0134533,** 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. 20071107-0131578, AS CORRECTED IN INSTRUMENT NO. 20071130-0138732,** 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: **NOVEMBER 16, 2007/ NOVEMBER 23, 2007/NOVEMBER 30, 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 on **FRIDAY, DECEMBER 7, 2007, AT 11:00 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., AS SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MISSOURI 63304,** submitted the highest and best bid in the amount of $95,920.00

WHEREAS, **CITIMORTGAGE, INC.** has assigned its bid in said property to **FEDERAL HOME LOAN MORTGAGE CORP.,** his successors and assigns; and

NOW THEREFORE, in consideration of the premises by, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORP.,** 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 LOTS NOS. 33 AND 35, IN BLOCK X, IN THE SUBDIVISION OF THE HULME FARM, KNOWN AS HADLEY'S BEND CITY, A PLAN OF WHICH SUBDIVISION BEING RECORDED IN PLAT BOOK 421, PAGE 120, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM

BEING THE SAME PROPERTY CONVEYED TO ANNA M. TURNER BY WARRANTY DEED DATED AUGUST 15, 2003 OF RECORD IN INSTRUMENT NO. 20030819-0120113 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4016 UNIVERSITY AVE., OLD HICKORY, TENNESSEE 37138.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.**, 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 **DECEMBER 7, 2007.**

J. Phillip Jones, Subst. 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 **DECEMBER 7, 2007.**

Melissa Biddle

Notary Public

MELISSA BIDDLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 95,920.00
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 7TH **day of DECEMBER, 2007.**

Melissa Biddle

Notary Public

MELISSA BIDDLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

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