This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 082 09 0J 006.00
1500 4TH AVENUE NORTH, UNIT 203
NASHVILLE, TENNESSEE 37208

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: 12/17/07 13:15 2 pgs
Fees:12.00 Taxes:0.00
20071217-0144599

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 27, 2007, ROBERT L. SCRUGGS** was named Trustee in a Deed of Trust of even date executed by **JEREMIE GOFF, A SINGLE PERSON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$295,000.00,** principal and interest at **6.3750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070329-0037543** 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. 20071116-0134534** in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM,** 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 23, 2007/ NOVEMBER 30, 2007/ DECEMBER 7, 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 **FRIDAY, DECEMBER 14, 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, **I. DYKE TATUM,** 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 $245,856.18

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, **I. DYKE TATUM,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4203 ON THE MASTER DEED ESTABLISHING THE MORGAN PARK PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050831-0104621, AMENDED AS INSTRUMENT NO. 20051110-0136248 AND FURTHER AMENDED IN INSTRUMENT NO. 20060516-0057286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH UNDIVIDED INTEREST PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FOR THE IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE MAP OF THE NASHVILLE HORTICULTURAL SOCIETY PLAN OF RECORD IN PLAT BOOK 2, PAGE 30, CHANCERY COURT OF NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEREMIE GOFF, UNMARRIED BY DEED DATED MARCH 27, 2007 OF RECORD IN INSTRUMENT NO. 20070329-0037542, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1500 4TH AVENUE NORTH, UNIT 203, NASHVILLE, TENNESSEE 37208.

I, **I. DYKE TATUM**, 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 **DECEMBER 14, 2007.**

I. DYKE TATUM
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, **I. DYKE TATUM**, 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 14, 2007**

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $245,856.18
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **14TH day of DECEMBER, 2007.**

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

My Commission Expires: 3-21-09

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