Prepared by and Return to:
Laura Grifka/pbogle 01/10/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

Davidson County DEEDTRS
Recvd: 01/31/08 11:06 3 pgs
Fees:17.00 Taxes:0.00
20080131-0009972

SUBSTITUTE TRUSTEE'S DEED

Washington Mutual Bank 150
File No. 07-17360 /Hui Feng Sun

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated September 1, 2000, and recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 200009060088164, Deed Book 20000906, ("Deed of Trust"), Hui Feng Sun conveyed to Rodshanak Pazouki Baghaii, Trustee, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Washington Mutual Bank ; and

WHEREAS, Washington Mutual Bank, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200712180145005, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 12/14, 12/21, 12/28, in The Nashville Record - Davidson , by which advertisement the sale was held on January 10, 2008 , in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Washington Mutual Bank, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $83,390.17; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Washington Mutual Bank as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, the following described property, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Federal National Mortgage Association, its successors and assigns, forever, to whom the said, Laura A. Grifka, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Laura A. Grifka, has hereunto set her hand, on January 10, 2008 .

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On January 10, 2008 , before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

My Commission Expires: 7/25/10

GOVERNMENTAL AGENCY – NO TAXES REQUIRED

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,390.17, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on January 10, 2008 .

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326

Map & Parcel No.: 14815004000
Property Address: 112 Cimarron Court
Antioch, TN 37013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Apache Hills, Section 3 of record in Plat Book 4175, Page 9, Register`s Office for said County.

Said Lot No. 159 fronts 45.0 feet on the northerly margin of Cimarron Court and extends back 150.0 feet on the westerly line and 125.00 feet on the easterly line to a broken line in the rear measuring 210.37 feet thereon.

Being the same property conveyed to Grantor by deed from Thong O. Sunthonthie, which is being placed of record immediately prior hereto.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner`s Certificate, of record in Plat Book 4175, Page 9, said Register`s Office, which Plan shows a 30 foot minimum building setback line from Cimarron Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; And a 2.5 x 25 foot utility anchor easement located on the southeasterly corner of said lot. Restrictive covenants of record in Book 4225, page 657, Book 4361, Page 162, Book 4454, Page 301, said Register`s Office.