"EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS."

Davidson County DEEDTRS
Recvd: 02/26/08 14:17 4 pgs
Fees:22.00 Taxes:0.00
20080226-0018854

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20070703-0079317

Responsible Taxpayer and Property Owner:
Tax Parcel No. 118 1 0 0 0 7900

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 912 Woodmony Blvd
Nashville, TN 37204
Legal Description: See exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $294,717.42 (Exempt Transaction Per T.C.A. 67-4-409) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 7th day of February, 2008

Notary Public
My Commission Expires: 12/12/2011.

STEPHANIE SIENA NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/12/2011

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Yehya Elsherif** dated **6/27/07** and recorded **7/3/07 at Inst No. 20070703-0079317**, Register's Office of

Davidosn County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems Inc. acting solely as Nominee for Countyrwide Bank FSB** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, February 7, 2008 at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Countrywide Hoe Loans. Inc.** became the highest and best bidder(s) at and for the sum of **$294,717.42** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Countrywide Home loans, Inc.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Federal National Mortgage Association,** and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst No. 20070703-0079317, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 7th day of February, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Stephanie Siena, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 7th day of February, 2008.

Notary Public

My Commission Expires: 12/12/2011.



MY COMMISSION EXPIRES
12/12/2011

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 47 ON THE MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY T.M. SANFORD, SURVEYOR, DATED NOVEMBER 22, 1968, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF WOODMONT BOULEVARD AT A CROSS CUT ON A ROCK IN THE CENTER LINE OF BROWN'S CREEK, BEING IN THE EASTERLY LINE OF THE PROPERTY KNOWN AS WOODMONT TERRACE; THENCE DOWN SAID CREEK PARTLY ALONG THE BANK THEREOF, AND ALONG THE EAST LINE OF WOODMONT TERRACE PROPERTY, NORTHEASTERLY 503 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF THE OLD GLENDALE CARLINE RIGHT-OF-WAY; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 77 FEET TO A POINT AT THE CORNER OF LOTS NOS. 47 AND 46, BEING THE NORTH CORNER OF THE PROPERTY CONVEYED TO LOUISE HALLORAN BY DEED OF RECORD FROM IN BOOK 2860, PAGE 339, SAID REGISTER'S OFFICE, THENCE WITH HER WEST LINE SOUTH 17 DEGREES WEST 448.6 FEET TO AN IRON PIN IN THE NORTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF THE SAME NORTH 84 DEGREES 23' WEST 128 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book _____, page _____ or Instrument No. 20070703-0079946, Register's Office for said County.

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED