PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 05/22/08 13:02 2 pgs
Fees:12.00 Taxes:0.00
20080522-0052634

Name: Heirs of Gloria Schumer
S&K#: 08-001700

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 1, 2007, recorded in Instrument number 20070206-0015395 in the Register's Office of Davidson County, Tennessee, Gloria Schumer, unmarried, conveyed to Samuel F Anderson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20080312-0024819, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on April 10, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to IndyMac Bank F.S.B., whose address is Indymac Bank, FSB, 7700 W. Parmer Lane, Building D, Austin, Texas 78729 at and for the sum of $103,825.96, that being the highest and best bid offered; and,

WHEREAS, the said IndyMac Bank F.S.B. has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by IndyMac Bank F.S.B., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 54 on the Plan of Twin Lane Subdivision of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Said Lot Number 54 lies on the southeast corner of the intersection of Dunmore Drive and Kent Road, and is more particularly described as follows:

Beginning at a point in the southerly margin of Dunmore Drive at the common corner of Lot Numbers 53 and 54; thence in a southerly direction along the line dividing said lots 185 feet to a point; thence in a westerly direction along the line dividing Lot Numbers 54 and 55, 142.6 feet to a point in the easterly margin of Kent Road; thence in a northerly direction along the easterly margin of Kent Road a distance of 77.8 feet to a point in the beginning of a curve; thence in a northeasterly direction around said curve 37.6 feet to a point in the southerly margin of Dunmore Drive; thence in an easterly direction along the southerly margin of Dunmore Drive, 105.7 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070206-0015395 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20070206-0015395 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20070206-0015394, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 10th day of April, 2008, before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agnet of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

12/28/08
My commission expires:

Deeanna McKiernan
Notary Public

DEEANNA McKIERNAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-28-08

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 2801 Dunmore Drive, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
950 E. Paces Ferry Road
Suite 1900
Atlanta, Georgia 30326

S & K #:08-001700
Map & Parcel – 96.09-190.00