Davidson County DEEDTRS
Recvd: 06/09/08 11:11 2 pgs
Fees:12.00 Taxes:0.00
20080609-0058888

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

Name: Doyle Coleman James, and Susan James
S&K#: 07-16441

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 17, 2004, recorded in Instrument number 20040323-0032501 in the Register's Office of Davidson County, Tennessee, Doyle James and Susan James, husband and wife, conveyed to Baldwin Land Title, 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 20080512-0048634, 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 May 28, 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 Washington Mutual Bank, whose address is Washington Mutual Bank, 7255 Baymeadows Way, Jacksonville, Florida 32256 at and for the sum of $102,542.85, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Bank 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 Washington Mutual Bank, 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Described property located in the City of Old Hickory, Davidson County, Tennessee, to-wit:

Part of Lot Number 12 on the unrecorded plan of Hays Subdivision, and a part of a 10 X 350-foot tract of land lying between said Lot Number 12 and Ray Avenue, more particularly described as follows:

Beginning at a point in the southerly margin of Ray Avenue, said point being 220 feet westerly from the westerly margin of South Pitts Avenue; thence southerly 70 feet to a point in the southerly line of said Lot Number 12; thence westerly at right angles and with the southerly line of said Lot Number 12, 130 feet to a point, the southwest corner of said Lot Number 12; thence northerly at right angles 70 feet to a point in the southerly margin of said Ray Avenue; thence easterly at right angles and with margin of the same 130 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040323-0032501 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 20040323-0032501 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9104, Page 431, 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 M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 28th day of May, 2008, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent 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: 134 Ray Avenue, Old Hickory, TN 37138

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 #:07-16441
Map & Parcel – 05316002500