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Davidson County DEEDTRS
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Fees:17.00 Taxes:0.00
20080702-0068302

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) Federal National Mortgage Association	(NAME) Federal National Mortgage Association	82-12-60
(STREET ADDRESS OR ROUTE NUMBER) 14221 Dallas Parkway, Suite 11202	(STREET ADDRESS) 14221 Dallas Parkway, Suite 11202	
(CITY) (STATE) (ZIP) Dallas TX 75244	(CITY) (STATE) (ZIP) Dallas TX 75244	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on April 24, 2008, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated September 5, 2007, and recorded on September 11, 2007, in Instrument Number **20070911-0108865**, Register's Office for DAVIDSON County, Tennessee (the "Deed of Trust"), **ANNETTE M. TAYLOR** ("Borrower") conveyed to SCRUGGS TITLE & ESCROW, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on September 5, 2007 (the "Note"), which obligation is presently held and owned by **Mortgage Electronic Registration Systems, Inc.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of SCRUGGS TITLE & ESCROW, said appointment being set forth in Instrument **200803020-0028224** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the The Nashville Record that the Property would be sold on **April 24, 2008,** at 11:00 AM at the door of the DAVIDSON County Courthouse, Nashville, Tennessee, such advertisement appearing in said newspaper on **03/14/08, 03/21/08 AND 03/28/08**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of DAVIDSON County, Nashville, Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to **Mortgage Electronic Registration Systems, Inc** at the price of **Eighty Seven Thousand Six Hundred Thirty Six and 52/100 Dollars ($87,636.52)** this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **Eighty Seven Thousand Six Hundred Thirty Six and 52/100 Dollars ($87,636.52)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Federal National Mortgage Association** ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in DAVIDSON County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO.1 SHOWN ON THE PLAN OF RESUBDIVISION OF LOT NOS. 181, 182 AND PART OF 180, OF THE NEILL S. BROWN SUBDIVISION, OF RECORD IN BOOK 4350, PAGE 154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET IN THE EASTERLY MARGIN OF NEILL AVENUE, SAID MONUMENT BEING THE COMMON CORNER OF LOT NOS. 1 AND 2; THENCE WITH THE COMMON BOUNDARY LINES OF SAID LOT NOS. 1 AND 2 NORTH 82 DEGREES 44 MINUTES EAST 100.52 FEET TO A POINT, AND NORTH47 DEGREES 02 MINUTES EAST 58.53 FEET TO A POINT IN THE WESTERLY MARGIN OF AN UNNAMED ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY NORTH 7 DEGREES 16 MINUTES EAST 21.28 FEET TO A CONCRETE MONUMENT MARKING THE BEGINNING OF A CURVE TO THE LEFT OR NORTHWEST AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF SAID ALLEY AND MARINA STREET; THENCE WITH THE SAID CURVE TO THE LEFT TO THE LEFT OR NORTHWEST 23.51 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MARINA STREET, AT THE END OF SAID CURVE; THENCE WITH THE SAID SOUTHERLY MARGIN OF MARINA STREET NORTH 82 DEGREES 36 MINUTES WEST 119.09 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT OR SOUTHWEST, AT THE SOUTHEASTERLY CORNER OF MARINA STREET AND NEILL AVENUE; THENCE WITH SAID CURVE TO THE LEFT OR SOUTHWEST 39.18 FEET TO A CONCRETE MONUMENT AT THE END OF SAID CURVE IN THE EASTERLY MARGIN OF NEILL AVENUE; THENCE WITH SAID MARGIN OF NEILL AVENUE SOUTH 7 DEGREES 16 MINUTES WEST 43.00 FEET TO THE POINT OF BEGINNING.

411 Neil Avenue, Nashville, TN 37206.

Borrower's source of title is that certain Warranty Deed dated September 5, 2007, from Rosa Winston to ANNETTE M. TAYLOR of record on September 11, 2007, in Instrument 20070911-0108864 said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of DAVIDSON County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register's Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON

Before me, Caren L. Giles, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 24th day of April, 2008.

Caren L. Giles
Notary Public



My commission expires:
Feb. 12, 2011

STATE OF TENNESSEE)
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $87,636.52.

Affiant

Sworn to and subscribed
before me this 24th day of April, 2008.

Caren L. Giles
Notary Public



My commission expires:
Feb. 12, 2011