FILE NO.: 354.0725768TN\r
LOAN NO.: 0033481185\CONV

Davidson County DEEDTRS
Recvd: 07/23/08 09:41 2 pg
Fees:12.00 Taxes:0.00
20080723-0075375

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20061116-0142414, ("Deed of Trust")Crylia L. West Hemphill and Kevin Hemphill conveyed to Archer Land Title, 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 Mortgage Electronic Registration Systems, Inc; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200807110071398** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 06/20/08, 06/27/08, 07/04/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 17, 2008, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Federal Home Loan Mortgage Corporation,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $85,500.00; and

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 Federal Home Loan Mortgage Corporation as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

EXHIBIT A LEGAL DESCRIPTION Parcel 081-11-0-323.00 A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: LAND in Davidson County, TN, BEING the north one-half of Lot No. 295, on the Map of D.T. McGavock and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof. Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley. Being the same property conveyed to Kevin Hemphill by Warranty Deed from Douglas A. Ford and wife, Ruth P. Ford, dated October 18, 2005 and recorded October 21, 2005, of record in Instrument No. 20051021-0127250 in the Register's Office for Davidson County, Tennessee. AND being further conveyed to Kevin Hemphill and wife, Crylia L. West-Hemphill by Quitclaim Deed from Kevin Hemphill, dated October 23, 2006 and recorded October 24, 2006, of record in Instrument No. 20061024-0131803, Register's Office for Davidson County, Tennessee. Subject to any and all applicable restrictions and easements of record in Davidson County, Tennessee. PROPERTY ADDRESS (for information only): 1722 16th Avenue North, Nashville, TN 37208 Map & Parcel: 081-11-0-323.00

The last recorded Warranty Deed was filed of record at Instrument 200610240131803 in the Register's Office of Davidson County, TN.

FILE NO.: 354.0725768TN\r
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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 Home Loan Mortgage Corporation**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, 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, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 17th day of July, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th day of July, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

NO TAX – GOVERNMENTAL AGENCY

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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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 17TH DAY OF JULY 2008.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

MSP No.: 354.0725768TN (Hemphill)
Lender Loan No.: 0033481185
Property Address: 1722 16th Avenue, Nashville, TN 37208
Tax Parcel ID No.: 081 - 11; 323.00

Mail Tax Notices To and Property Owner:

Aurora Loan Services, LLC
P.O. Box 1706
Scottsbluff, NE 69361