Davidson County DEEDTRS
Recvd: 09/10/08 11:04 2 pg
Fees:12.00 Taxes:0.00
20080910-0092617

FILE NO.: 426.0813617TN\ALK
LOAN NO.: 1117060033\CONV-FH

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

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 April 30, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 20071105-0130179, ("Deed of Trust")Jesse Britton and Ruthie Mai Britton conveyed to David Dickson, 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 Provident Funding Associates, LP; and

WHEREAS, **Provident Funding Associates, LP,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20080821-0085977** 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 August 8, 15 and 22, 2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 04, 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 **Provident Funding Associates, LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $218,858.94; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal Home Loan Mortgage Corporation, McLean, VA, his/her successors and assigns; 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 Provident Funding Associates, LP 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:

The Land referred to in this report is situated in the State of Tennessee, County of Davidson, City of Nashville, and described as follows: Situated in the County of Davidson and State of Tennessee, being Lot No. 12 on the Plan of Duck Worth's Addition to Nashville, of record in Book 57, Page 83, and part of the Toll Gate Lot on the W.L.B. Lawrence Plan of record in Book 21, Page 148, both in the Register's Office for said County, more fully described according to a survey dated October 2, 1978, by John B. Kohl, III, Tennessee Registered Surveyors No. 100, as follows; Beginning at a point on the Westerly margin of 11th Avenue South, formerly Berlie Avenue at the Northeasterly corner of the property conveyed to Lorenzo Hatcher et ux Deed from Kannia L. Eubank of record in Book 3613, Page 423, Register's Office for said County, Thence, with Hatcher's Northerly property line and the Northerly line of property conveyed to Mrs. Ruby Lee Pack by Deed From M.E. Derryberrym Jr. Trustee, of record in Book 1218, Page 550, said Register's Office, Westwardly 183 feet to the Easterly margin of a 12 foot alley; thence with said margin of said alley, Northwardly 50 feet to the Southwesterly corner of the property conveyed to John F. Patton by deed from Leonard Oren Baker, Sr. et ux of record in Book 3578, Page 482, said Register's Office; thence with Patton's Southerly Property line, Eastwardly 183 feet to a point on the Westerly margin of 11th Avenue, South; Thence with said margin of 11th Avenue South , Southwardly 50 feet to the point of beginning; Being all of that certain property conveyed to Ruthie Mae Britton and spouse, Jessie Britton from Ruthie Mae Britton by deed dated February 17, 1998 and recorded February 24, 1998 in Book 10805, Page 835 in the Land Records of 835 County.

The last recorded Warranty Deed was filed of record at Instrument 200711050130178 in the Register's Office of Davidson County, TN.

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 assignsforever, 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 04th day of September, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 04th day of September, 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.

Notary Public

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

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 04TH DAY OF SEPTEMBER 2008.

Notary Public

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

My Commission Expires: 11-28-2010

MSP No.: 426.0813617TN (Britton)
Lender Loan No.: 1117060033
Property Address: 2219 11th Avenue South, Nashville, TN 37204
Tax Parcel ID No.: 105103022300

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
1410 Springs Hill Road
McLean, VA 22102