Davidson County DEEDTRS
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Fees:17.00 Taxes:0.00
20080919-0095521

Prepared by and Return to:
Laura Grifka/ccollymore 09/04/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-15912 /Steven W. Donegan and M. Dawn Donegan

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated April 19, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on May 9, 2006 at Instrument No. 200605090054246, ("Deed of Trust"), Steven W. Donegan and M. Dawn Donegan conveyed to Dennie R. Marshall, Trustee, 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 in Instrument No. 20080813-0083237, in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 08/08, 08/15, 08/22, in The Nashville Record - Davidson, by which advertisement the sale was held on September 4, 2008, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale GMAC Mortgage, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $76,519.78; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns;

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 GMAC Mortgage, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 National Mortgage Association, its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on September 4, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On September 4, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

Notary Public

PATRICIA A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

My Commission Expires: 7/25/10
GOVERNMENT ENTITY—NO TAX REQUIRED
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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 $76,519.78, 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 September 4, 2008.

Notary Public

PATRICIA A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326

Map & Parcel No.: 14815019700
Property Address: 4108 Eastview Drive
Nashville, TN 37211

Exhibit "A"

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 9358, Page 743, ID# 148-15-197, being known and designated as:

Land in Davidson County, Tennessee being Lot No. 3 on the plan of Apache Hills Section 6 of record in Plat Book 5200, Page 173, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hollie G. McDowell by deed of record in Book 5517, Page 624, Registers Office for Davidson County, Tennessee.

Being the same property as conveyed to Steven W. Donegan and M. Dawn Donegan deed from Hollie G. McDowell as set forth in Book 9358 Page 743 dated 05/24/1994 and recorded 05/27/1994, Davidson County Records, State of Tennessee.