This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 043 01 0 062.00
1116 FLORENCE AVENUE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE NW
DRAWER LR
WASHINGTON, DC, 20016-2899

Davidson County DEEDTRS
Recvd: 10/06/08 08:19 4 pgs
Fees:22.00 Taxes:0.00
20081006-0101016

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 29, 2007, LOGOS TITLE & ESCROW** was named Trustee in a Deed of Trust of even date executed by **DARREN EUGENE COLLIER, AN UNMARRIED MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$116,400.00**, principal and interest at **8.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20071031-0128086,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20080829-0088828,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **SEPTEMBER 5, 2008/ SEPTEMBER 12, 2008/ SEPTEMBER 19, 2008** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement and public announcement on **FRIDAY, OCTOBER 3, 2008, AT 11:00 A.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK), OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **I. DYKE TATUM**, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CITIMORTGAGE, INC., 1000 TECHNOLOGY DR.O'FALLON, MO 63304**, submitted the highest and best bid, on behalf of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, in the amount of $97,865.32

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

THE LAND REFERRED TO IN THIS DEED OF TRUST IS AS FOLLOWS:

LAND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF BLOCK C, IN EAST LAWN OF RECORD IN PLAT BOOK 547, PAGES 153 AND 154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DARREN EUGENE COLLIER, AN UNMARRIED MAN BY DEED DATED OCTOBER 29, 2007 OF RECORD IN INSTRUMENT NO. 20071031-0128085 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS SALE IS SUBJECT TO THE TENNESSEE DEPARTMENT OF REVENUE REDEMPTION PERIOD.

THIS IS IMPROVED PROPERTY KNOWN AS 1116 FLORENCE AVENUE, MADISON, TENNESSEE 37115.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE** Tennessee, on **OCTOBER 3, 2008.**

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **I. DYKE TATUM**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **NASHVILLE**, Tennessee on **OCTOBER 3, 2008.**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $97,865.32
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this 3RD day of OCTOBER, 2008.

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

RETURN TO:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

Law Office
of
TATUM & JONES, PLLC

I. Dyke Tatum
J. Phillip Jones
Ben H. Thomas

Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

Phone (615)254-4430
Fax (615)254-4671

September 2, 2008

HAND DELIVERED

Tennessee Department of Revenue
500 Deaderick Street
Nashville, TN 37242

Re:	Borrower/Taxpayer:	DARREN EUGENE COLLIER
	Entity ID No.:	002 413-17-5740
	Foreclosure Sale Date:	**OCTOBER 3, 2008**
	Property:	1116 FLORENCE AVENUE MADISON, TN 37115

Dear Sir or Madam:

This will serve as notification to the Tennessee Department of Revenue that real property and improvements which are affected by a State Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on FRIDAY OCTOBER 3, 2008 AT 11:00 A.M. (LOCAL TIMIE) ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the State Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is $122,950.68. This amount includes an unpaid principal balance of $115,984.21 plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately $6,966.47. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,
TATUM & JONES, PLLC

J. Phillip Jones
Attorney at Law

JPJ/as
Enclosures

RECEIVED BY: Eddie White
DATE: 8/4/08

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

RECEIVED - 02
SEP 12 2008
DEPT. OF REVENUE
PROCESSING DIVISION

September 4, 2008

J Phillip Jones
Tatum & Jones
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

Re: Foreclosure Sale of Property Owned by: **Daren Collier**
Entity Number: **002 413175740000**

Dear Mr. Jones:

This is in reference to your letter dated September 4, 2008 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **October 3, 2008** is **$34,496.48**. (*Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Donera Adcox, Account Tech I
Special Procedures Section
Revenue Enforcement Division

DA/enc

c: *file*