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Davidson County DEEDTRS
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20081110-0111198

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) Federal National Mortgage Association	(NAME) Federal National Mortgage Association	150-02-0-500.00
(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 September 11, 2008, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated October 30, 2006, and recorded on November 2, 2006, in **Instrument Number 20061102-0136019**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Delnieca Baxter** ("Borrower"), conveyed to Gerald A. Smith Jr., 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 October 30, 2006 (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 Gerald A. Smith Jr., said appointment being set forth in **Instrument Number 20080909-0092055,** 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 Nashville Record that the Property would be sold on September 11, 2008, at 11:00 AM at the door of the Davidson County Courthouse, Nashville, Tennessee, such advertisement appearing in said newspaper on **August 8, 2008, August 15, 2008, and August 22, 2008**, 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 One Thousand Four Hundred Sixty Eight and 55/100 Dollars ($81,468.55)**, 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 One Thousand Four Hundred Sixty Eight and 55/100 Dollars ($81,468.55)** 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. 106-B ZONE LOT DIVISION OF LOTS 106 THRU 08, HARBOR GATE, SECTION 2, REVISED, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

3052 High Rigger Drive, Nashville, TN 37217.

Borrower's source of title is that certain Warranty Deed dated October 30, 2006, from Debra Webb to Delnieca Baxter of record on November 2, 2006 in Instrument Number 20061102-0136018 in 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 21st day of October, 2008.

Caren L. Giles
Notary Public

CAREN L. GILES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My commission expires:

Feb. 12, 2011

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is $81,468.55.

Affiant

Sworn to and subscribed
before me this 21st day of October, 2008.

Caren L. Giles
Notary Public

CAREN L. GILES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My commission expires:

Feb. 12, 2011