Prepared by:
Adorno & Yoss LLP
One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
215556.0938

Davidson County DEEDTRS
Recvd: 11/10/08 09:55 2 pgs
Fees:12.00 Taxes:0.00
20081110-0111207

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) Federal National Mortgage Association	(NAME) Federal National Mortgage Association	060-08-0 045.00
(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 October 2, 2008, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated January 17, 2007, and recorded on January 23, 2007, in **Instrument Number 20070123-0009247**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Amy D. Huddleston** ("Borrower") conveyed to Robert M. Wilson, 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 January 17, 2007 (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 Robert M. Wilson, Jr., said appointment being set forth in **Instrument Number 20070911-0108841**, 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 October 2, 2008, at 11:00 AM at the door of the Davidson County Courthouse, Nashville, Tennessee, such advertisement appearing in said newspaper on **September 5, 2008, September 12, 2008, and September 19, 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 **One Hundred Forty Thousand Ninety Five and 04/100 Dollars ($140,095.04)**, 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 **One Hundred Forty Thousand Ninety Five and 04/100 Dollars ($140,095.04)** 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 PART OF LOT NO.12, ON THE MAP OF E.A. LINDSEY'S SUBDIVISION ON THE DICKERSON ROAD AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 144, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 12, BEGINS AT A POINT 100 FEET ON THE EASTERLY SIDE OF A 50 FOOT UNNAMED STREET THENCE RUNNING BACK PARALLEL TO THE

NORTHERLY BOUNDARY LINE OF SAID 693 FEET; THENCE NORTH 100 FEET TO A POINT; THENCE PARALLEL TO THE SAID BOUNDARY LINE 693, FEET TO THE POINT OF BEGINNING. SAID PART OF LOT 12 BEING THE MIDDLE 100, FEET OF SAID LOT.

3047 Hillside Road, Nashville, TN 37207.

Borrower's source of title is that certain Warranty Deed dated April 28, 2006, from Ignacio G. Canseco and Griselda Bucio to Amy D. Huddleston of record on May 2, 2006, in Instrument Number 20060502-0050492 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 $140,095.04.

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