Davidson County DEEDTRS
Recvd: 11/17/08 16:15 6 pgs
Fees:32.00 Taxes:0.00
20081117-0113519

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20020927-0118162

Responsible Taxpayer and Property Owner:
Tax Parcel No. 095 05 0A 027

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 1804 Meadow Cliff Drive
Nashville, TN 37210

Legal Description: PROPERTY LOCATED AT: 1804 MEADOW CLIFF DRIVE, DAVIDSON COUNTY, NASHVILLE, TN 37210 AND:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, BELLE ACRES, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 144 AND REVISED IN PLAT BOOK 5200, PAGE 227, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $85,462.00 (Exempt Transaction Per T.C.A. 67-4-409) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 16th day of Setpember, 2008

Notary Public
My Commission Expires: 10/21/2011.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Robert McDonald and Cheryl K. McDonald** dated **9/23/2002** and recorded **9/27/2002** in Instrument No. **20020927-0118162**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, INC. acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **September 16, 2008** at 10:00 a.m. pursuant to the advertisement published in the **The Tennessean** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Countrywide Home Loans, INC.** became the highest and best bidder(s) at and for the sum of **$85,462.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Countrywide Home Loans, INC.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Federal National Mortgage Association,** and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit:

PROPERTY LOCATED AT: 1804 MEADOW CLIFF DRIVE, DAVIDSON COUNTY, NASHVILLE, TN 37210 AND:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, BELLE ACRES, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 144 AND REVISED IN PLAT BOOK 5200, PAGE 227, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust recorded at Instrument No. **20020927-0118162**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 16th day of September, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 16th day of September, 2008.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/2011.

KLEINSMITH

August 13, 2008

VIA FED EX
Internal Revenue Service
Area Director-Compliance
ATTN: Technical Support-P. Jackson
801 Broadway-MDP 53
Nashville, TN 37203

Re: Extinguishing Tax Lien Created By
Enclosed Notice of Federal Tax Lien
Our File Ref.: CWHL/MCDONALD 06-2578

Dear Sir or Madam:

You are hereby notified that the tax lien created by the enclosed Notice of Federal Tax Lien or Liens will be extinguished at the following Trustee's Sale:

1. Name and Address of Person Submitting this Notice of Sale — Philip M. Kleinsmith
Kleinsmith & Associates
6035 Erin Park Drive
Colorado Springs, CO 80918

2. Description of Property to be Sold

PROPERTY LOCATED AT: 1804 MEADOW CLIFF DR., DAVIDSON COUNTY, NASHVILLE, TN 37210 AND:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, BELLE ACRES, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 144 AND REVISED IN PLAT BOOK 5200, PAGE 227, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

3. County and Address of Trustee Who Will Conduct Sale — Philip M. Kleinsmith
6035 Erin Park Dr.
Colorado Springs, CO 80918

4. Date and Time of Sale — **September 16, 2008 at 10:00 a.m.**

5. Place of Sale — Old Ben West Library Building
225 Polk Avenue, Nashville

Internet: [illegible] e-mail: [illegible]

6. Terms of Sale Cash or Certified Funds

7. Estimated amount to be owed to foreclosing creditor (#1 above) on Date of Sale on debt for which property is to be sold:

Principal, Interest	$ 86,590.24 + 1,3812.24
Attorney Fees & Costs	$ 1,800.00
Total Estimated Due	$102,752.48

Sincerely yours,

KLEINSMITH & ASSOCIATES, P.C.

Rhonda Hineman
Foreclosure Technician

Fed

Address Information

Ship to:	**Ship from:**
Tech. Spt - P. Jackson	----------
Internal Revenue Service	Kleinsmith & Associates
801 BROADWAY # MDP53	6035 Erin Park Drive
AREA DIRECTOR-COMPLIANCE	Suite 203
NASHVILLE, TN	Colorado Springs, CO
372033816	80918
US	US
7195931970	7195931970

Shipping Information
Tracking number: 792095667246
Ship date: 08/13/2008
Estimated shipping charges: 12.94

Package Information
Service type: Standard Overnight
Package type: FedEx Envelope
Number of packages: 1
Total weight: 0LBS
Declared value: 0.00USD
Special Services:
Pickup/Drop-off: Give to scheduled courier at my location

Billing Information
Bill transportation to: Sender
Your reference:
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with Fedex ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits. Consult the applicable FedEx Service Guide for details.
The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.