This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 098 02 0 029.00
5132 LANA RENEE COURT
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. BOX 650043
DALLAS, TX 75265-0043

Davidson County DEEDTRS
Recvd: 02/09/09 15:46 2 pgs
Fees:12.00 Taxes:0.00
20090209-0011312

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 27, 2007**, **FORSYTHE TITLE** was named Trustee in a Deed of Trust of even date executed by **GEORGE JOHNSON, A SINGLE MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$143,900.00**, principal and interest at **6.6250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070329-0037399,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20081230-0123676,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, 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: **JANUARY 2, 2009/ JANUARY 9, 2009/ JANUARY 16, 2009** 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, JANUARY 23, 2009, AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FEBRUARY 6, 2009, 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, **J. PHILLIP JONES**, 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 $ 118,123.84.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66, ON THE PLAN OF ROXBOROUGH, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE JOHNSON, UNMARRIED BY DEED DATED MARCH 27, 2007 OF RECORD IN INSTRUMENT NO. 20070329-0037398 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5132 LANA RENEE COURT, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES**, 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 **FEBRUARY 6, 2009.**

J. PHILLIP JONES
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, **J. PHILLIP JONES**, 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 **FEBRUARY 6, 2009.**

Notary Public

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 118,123.84
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **6TH day of FEBRUARY, 2009.**

Notary Public

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228