BILL GARRETT, Davidson County
Trans:T20090043156 DEEDTRS
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Fees:12.00 Taxes:0.00
20090629-0060032

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Jonathan Boddie,
S & K#: 08-000385

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 20, 2007, recorded in Instrument number 20070627-0076471 in the Register's Office of Davidson County, Tennessee, Jonathan Boddie, unmarried, conveyed to Logos Title & Escrow, LLC, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 200905120043579, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on May 21, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to IndyMac Bank, F.S.B., whose address is OneWest Bank, FSB, 7700 W. Parmer Lane, Building D, Austin, Texas 78729 at and for the sum of $107,138.35, that being the highest and best bid offered; and,

WHEREAS, the said IndyMac Bank, F.S.B. has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by IndyMac Bank, F.S.B., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Part of Lot Number 20 on the unrecorded map showing the subdivision of part of Marshall Waters' lands, and more particularly described as follows:

BEGINNING at a pipe (by others) in the northerly margin of Ewing Drive, said pipe being the common corners of Lot Numbers 19 and 20; thence with line between said lots, North 3 degrees 45 minutes East 355 feet, more or less, to a point; thence South 75 degrees East 60 feet, more or less, to a point; thence South 33 degrees East 165 feet, more or less, to a point on the south margin of Ewing Creek; thence South 54 degrees 30 minutes East 44 feet, more or less, to an iron pin (by others), said iron pin being at the northeast corner of Trustee of Ewing Baptist Church property as recorded in Book 2448, Page 619, said Register's Office; thence southerly with the line of said property 206 feet, more or less, to the northerly margin of Ewing Drive at an iron stake (by others); thence westerly with margin of said Ewing Drive, 196 feet, more or less (field measure) to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070627-0076471 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20070627-0076471 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20070627-0076470, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of May, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent of Shapiro & Kirsch the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

4-20-2011
My commission expires:

Notary Public

TAMEKA L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 28, 2011

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 625 Ewing Lane (per Deed of Trust), 625 Ewing Drive (per Trustee), Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S & K #:08-000385
Map & Parcel – 05900009200