FILE NO.: 1107.0925956TN\N

BILL GARRETT, Davidson County
Trans:T20090044064 DEEDTRS
Recvd: 07/01/09 11:06 2 pgs
Fees:12.00 Taxes:0.00
20090701-0061313

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 10, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200701170006541, ("Deed of Trust")Richard P. Donahue aka Richard Paul Donahue conveyed to Arnold M Weiss, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Saxon Mortgage Services, Inc.; and

WHEREAS, **Saxon Mortgage Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20090522-0047455** in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 05/15/2009, 05/22/2009, 05/29/2009, in THE NASHVILLE RECORD, by which advertisement the sale was originally scheduled for June 11, 2009 and postponed to June 25, 2009 and was postponed to and held on June 25, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Federal National Mortgage Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $183,449.06; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., his/her successors and assigns; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Federal National Mortgage Association as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Federal National Mortgage Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 145 on the plan of Oak Highlands, phase I, as of record in Plan Book 6900, Page 432, 433, 434 and 435, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Being the same property conveyed to Richard P. Donahue and wife, Sonya C. Donahue by deed from secretary of Veterans affairs, dated March 3, 1998, of record in Book 10826, Page 405, Register's office for Davidson County, Tennessee. Property conveyed to Richard Paul Donahue, by quitclaim deed from Sonya Charmine Donahue being recorded simultaneously herewith in instrument number 200701170006540, said Register's Office. Richard Paul Donahue and Richard P. Donahue are one and the same person. Sonya Charmine Donahue and Sonya C. Donahue are one and the same person.

The last recorded Warranty Deed was filed of record at Instrument No. 20070117-0006540 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Federal National Mortgage Association**, its successors and assignsforever, to whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 25th day of June, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 25th day of June, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $183,449.06, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25TH DAY OF JUNE 2009.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

File No.: 1107.0925956TN (Donahue)
Property Address: 5128 West Oak Highland Drive, Antioch, TN 37013
Tax Parcel ID No.: 173040A14500CO

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265-0043