This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 091 01 0 041.00
6209 LOUISIANA AVE.
NASHVILLE, TENNESSEE 37209

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP
3900 WISCONSIN AVE NW.
DRAWER LR
WASHINGTON, DC, 20016-2899

BILL GARRETT, Davidson County
Trans:T20090054592 DEEDTRS
Recvd: 08/10/09 15:15 2 pgs
Fees:12.00 Taxes:0.00
20090810-0075294

TRUSTEE'S DEED

WHEREAS, on **AUGUST 30, 2006, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **RONNIE ERNSER AND MARIA ERNSER, HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$60,899.00**, principal and interest at **7.1250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060905-0109307** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20060905-0109307** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: **JUNE 19, 2009/ JUNE 26, 2009/ JULY 3, 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, on **FRIDAY, JULY 10, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 7, 2009 AT 3:00 P.M. 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 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 **U.S. BANK, N.A., 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005**, submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORP.**, in the amount of $65,111.58.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORP**, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 8 OF BLOCK NO. 5 ON THE MAP OF CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LOUISIANA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RONNIE ERNSER BY DEED DATED MAY 27, 2003 OF RECORD IN INSTRUMENT NO. 20030708-0093617 AND RE-RECORDED IN INSTRUMENT NO. 20060905-0109306, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 6209 LOUISIANA AVE., NASHVILLE, TENNESSEE 37209.

I, **J. PHILLIP JONES**, Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 **AUGUST 7, 2009.**

J. PHILLIP JONES
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**, 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 **AUGUST 7, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $65,111.58
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **7TH day of AUGUST, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

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