FILE NO.: 221.0812736TN\SAB
LOAN NO.: 0038990149\FHA

BILL GARRETT, Davidson County
Trans:T20090059719 DEEDTRS
Recvd: 09/01/09 09:07 2 pgs
Fees:12.00 Taxes:0.00
20090901-0081823

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 October 01, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 20071029012714O, ("Deed of Trust")Phillup Jones conveyed to Larry A. Weissman, 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, **SunTrust Mortgage, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20081027-0107009** 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 10/03, 10/10, 10/17/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 30, 2008, 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 **SunTrust Mortgage, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $143,348.95; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 SunTrust Mortgage, Inc. 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 47 on the Plan of Colonial Village Subdivision, as shown by plat of record in Plat Book 1424. Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to Phillip Jones and Dena Jones, husband and wife, by deed from Marian Lynn Elam, unmarried, dated 9/30/05, of record in Inst. No. 200510040119199, Register's Office for Davidson County, Tennessee. Dena Jones, now deceased. Phillip Jones is one and the same as Phillip Jones.

The last recorded Warranty Deed was filed of record at Instrument 200510040119199 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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.

CHESTER COUNTY
ASSESSOR'S OFFICE
DIST MAP GR CONT MAP PL

☐ COMPLETE ☐ PARTIAL
_____ ASSESSOR or DEP.
_____ CLERK

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IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 30th day of October, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 30th day of October, 2008, 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.

Notary Public

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

My Commission Expires: 11-28-2010

NO TAX – GOVERNMENTAL AGENCY

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MSP No.: 221.0812736TN (Jones)
Lender Loan No.: 0038990149
Property Address: 2821 Colonial Circle, Nashville, TN 37214
Tax Parcel ID No.: 096-05-0-118.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803