FILE NO.: 432.0930794TN\P

BILL GARRETT, Davidson County
Trans:T20090069160 DEEDTRS
Recvd: 10/09/09 11:45 2 pgs
Fees:12.00 Taxes:0.00
20091009-0094208

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 April 07, 2007 and recorded in the Register's Office of Davidson County, TN, at INSTRUMENT 200504140041727, ("Deed of Trust")Andrea Nicols conveyed to Robert M. Wilson, 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 BAC HOMES LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP; and

WHEREAS, **BAC HOMES LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **INSTRUMENT 20090904-0083612** 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 08/21/2009, 08/28/2009 AND 9/4/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 17, 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 $44,603.22; 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 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.83 ON THE PLAN OF SHELBY VILLAGE NO. TWO OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ELECTRIC AVENUE AT THE CORNER OF LOTS NOS. 83 AND 84; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 121.5 FEET TO THE CORNER OF LOT NO. 82; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 82 AND 83, NORTHEASTERLY 106.2 FEET TO THE WESTERLY MARGIN OF SOUTH 16TH STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 60.5 FEET TO THE BEGINNING OF A CURVE, THENCE AROUND SAID CURVE SOUTHWESTERLY 53.8 FEET TO THE MARGIN OF ELECTRIC AVENUE; THENCE WITH THE MARGIN OF THE SAME SOUTHWESTERLY 45.6 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO ANDREA NICOLS, FROM MARTHA I. REYES, A MARRIED WOMAN, BY DEED ON APRIL 7, 2005, OF RECORD IN INSTRUMENT NUMBER 200504140041726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

The last recorded Warranty Deed was filed of record at INSTRUMENT 200707180085342 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 17th day of September, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th day of September, 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.

NON TAX GOVERMENTAL AGENCY

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

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

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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 $0.00, 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 17TH DAY OF SEPTEMBER 2009.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

File No.: 432.0930794TN (Nicols)
Property Address: 1505 Electric Avenue, Nashville, TN 37206
Tax Parcel ID No.: 094-01-0-417.00

Mail Tax Notices To and Property Owner:

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