BILL GARRETT, Davidson County
Trans:T20090080154 DEEDTRS
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Fees:17.00 Taxes:0.00
20091125-0108475

Prepared by and Return to:
Patrick Taggart/ccollymore 11/19/2009
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Washington Mutual Bank 908
File No. 09-20072 /Alvin F. Venson and Mary Ann Venson

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated October 23, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on December 22, 2006 at Instrument No. 200612220158613, ("Deed of Trust"), Alvin F. Venson and Mary Ann Venson conveyed to Tonya Esquibel, Trustee, 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 JPMorgan Chase Bank, National Association; and

WHEREAS, JPMorgan Chase Bank, National Association, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200908240079274, in the Register's Office of Davidson County, Tennessee; 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 The Nashville Record - Davidson in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 10/30/2009, 11/6/2009, and 11/13/2009. The sale was held on November 19, 2009, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale JPMorgan Chase Bank, National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, its successors and assigns;

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 JPMorgan Chase Bank, National Association as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Patrick A. Taggart, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, the following described property, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

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 Home Loan Mortgage Corporation, its successors and assigns, forever, to whom the said, Patrick A. Taggart, 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, Patrick Taggart, has hereunto executed, on November 19, 2009.

Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On November 19, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:_____

GOVERNMENT ENTITY – NO TAX REQUIRED

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 $86,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on November 19, 2009.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
Federal Home Loan Mortgage Corporation
8250 Jones Branch Drive
McLane, VA 22102

Map & Parcel No.: 14807012600
Property Address: 104 Cherokee Place
Antioch, TN 37013

Exhibit "A"

Being Lot No. 1002 on the Plan of Cherokee Hills, Section Eight, as of record in Book 4300, Page 106, Registers Office for Davidson County, Tennessee, being a Re-Subdivision of Lot No. 857-A and Reserve Parcels B and D Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, Registers Office for said County.

Said Lot No. 1002 fronts a total distance of 121.4 feet along the Easterly side of Cherokee Place and extends back between lines measuring 104.8 feet along its Southerly line and 133.0 feet along its Northerly line, to a line in the rear on which it measures 54.8 feet.

Being the same property conveyed to Hughston Hunt Boyd and wife, Vicky R. Boyd by Warranty Deed from Theodore H. Pailet, Trustee, dated 03/09/72, recorded 03/13/72, in Book 4583, Page 324, Davidson County, Tennessee.

Being the same property conveyed to Alvin F. Venson by Warranty Deed from Hughston Hunt Boyd and wife, Vicky R. Boyd, recorded in Instrument Number 20061222-0158612, Davidson County, Tennessee.

Also being the same property conveyed to Mary Ann Venson by Quit Claim Deed recorded in Instrument No. 20080407-0034706 in the Registers Office of said County.