This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 142 14 0C 004.00
709 MCPHERSON DRIVE
NASHVILLE, TENNESSEE 37221

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: T20090082387 DEEDTRS
Recvd: 12/07/09 08:39 2 pgs
Fees: 12.00 Taxes: 0.00
20091207-0111409

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2007**, **CHARLES BONER** was named Trustee in a Deed of Trust of even date executed by **RODERICK AGEE AND OMEKA AGEE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,000.00**, principal and interest at **7.500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070910-0108145**, in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20091110-0103831**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute 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: **NOVEMBER 6, 2009/ NOVEMBER 13, 2009/ NOVEMBER 20, 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 and public announcement on **FRIDAY, DECEMBER 4, 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 Substitute 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 **PNC MORTGAGE, A DIVISION OF PNC BANK, N.A., SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342**, submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORP.**, in the amount of $ 109,216.62

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 2A ON THE PLAN OF McPHERSON PLACE TOWNHOMES, AS SHOWN ON THE COLLECTIVE EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF McPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20060601-0064701, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR McPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, BYLAWS OF McPHERSON PLACE TOWNHOMES CORPORATION AND CHARTER OF McPHERSON PLACE TOWNHOMES CORPORATION, RESTRICTIONS OF RECORD.

BEING PART OF THE SAME PROPERTY CONVEYED TO RODERICK AGEE AND OMEKA AGEE BY DEED DATED MAY 26, 2006 OF RECORD IN INSTRUMENT NO. 20060606-0066751, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 709 MCPHERSON DRIVE, NASHVILLE, TENNESSEE 37221.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute 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 **DECEMBER 4, 2009.**

J. PHILLIP JONES
Substitute 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**, Substitute 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 **DECEMBER 4, 2009.**

Elizabeth P. Guye
Notary Public

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 109,216.62
FEDERAL HOME LOAN MORTGAGE CORP. IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **4TH day of DECEMBER, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

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

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County