BILL GARRETT, Davidson County
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Prepared by:
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One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
BAC-08-04289-3

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Federal National Mortgage Association	Federal National Mortgage Association	6907002500
14221 Dallas Parkway, Suite 11202	14221 Dallas Parkway, Suite 11202	
Dallas, Texas 75244	Dallas, Texas 75244	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on December 3, 2009, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated September 22, 2005 and recorded on September 30, 2005 in **Instrument Number 20050930-0117702**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Leila B. Hill** ("Borrower") conveyed to Everett L. Anschutz, Jr., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on September 22, 2005 (the "Note"), which obligation is presently held and owned by BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Everett L. Anschutz, Jr., said appointment being set forth in **Instrument Number 20090330-0028214** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the Tennessean that the Property would be sold on October 29, 2009, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **October 9, 2009, October 16, 2009, and October 23, 2009**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the sale was postponed to December 3, 2009 at same time and place. On December 3, 2009 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP at the price of **One Hundred Sixty Eight Thousand Seven Hundred Eighty Seven and 02/100 dollars ($168,787.02)**, this being the highest, last and best bid

WHEREAS, BAC Home Loans Servicing, LP Fka Countrywide Home Loans Servicing LP, as successful purchaser at said sale, transferred and assigned its bid to Federal National Mortgage Association.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Sixty Eight Thousand Seven Hundred Eighty Seven and 02/100 dollars ($168,787.02)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Federal National Mortgage Association ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

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

BEING LOT NO. 12 ON THE PLAN OF CLINTONDALE AS OF RECORD IN BOOK 2330, PAGE 120, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENENSSEE.

SAID LOT NO. 12 FRONTS 115.4 FEET ON THE NORTHERLY SIDE OF CLINTONDALE DRIVE AND EXTENDS BACK 276 FEET ON THE WESTERLY LINE AND 289.4 FEET ON THE EASTERLY LINE TO A DEAD LINE MEASURING 169 FEET THEREON.

Property Address: 2023 Clintondale Drive, Nashville, TN 37218

This Entity is Tax Exempt

Borrower's source of title is that certain Warranty Deed dated 12/22/2004 from National City Home Loan Services, Inc to Leila B. Hill of record on 01/19/2005 in Instrument Number 20050119-0006675 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS

SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 3rd day of December, 2009.

Carol G. Hixson
Notary Public

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:

4-18-12

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$168,787.02**.

Affiant

Sworn to and subscribed
before me this 3rd day of December, 2009.

Carol G. Hixson
Notary Public

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:

4-18-12