FILE NO.: 221.0928730TN\r

BILL GARRETT, Davidson County
Trans: T20100002386 DEEDTRS
Recvd: 01/13/10 09:45 2 pgs
Fees: 12.00 Taxes: 0.00
20100113-0003102

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 January 30, 2008 and recorded in the Register's Office of Davidson County, TN, at Instrument 200801310009976, ("Deed of Trust")Cary Anderson 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 201001050000736** 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 12/11/2009, 12/18/2009, 12/25/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 07, 2010, 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 $122,356.58; 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 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 **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:

Exhibit "A" Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of W.T. Fitzpatrick's Re-Subdivision Lots 15 to 22 and part of Lot No. 14 of the Benedict Land Co's Subdivision, of record in Book 421, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property. Being the same property conveyed to Cary Anderson by deed from Shields Rentals, L.P. of record in Instrument No. 200707060080903, in the Register's Office for Davidson County, Tennessee, dated June 26, 2007; and previously conveyed to Shields Rentals, L.P. by Quitclaim Deed from Ben P. Shields Sr., Trustee of the Ben P. Shields Sr. Revocable Living Trust Agreement, dated July 16, 1993, of record in Book 10326, Page 362, said Register's Office, dated December 31, 1996. "The property Is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property." This property is known as 1015 N. 2ne Street, Nashville, TN 37207. 08203012500 is the parcel identification number assigned to the property by the county tax assessor's office.

The last recorded Warranty Deed was filed of record at Instrument 200707060080903 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 07th day of January, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 07th day of January, 2010, 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 Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

NO TAX GOVERNMENTAL AGENCY

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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.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 07TH DAY OF JANUARY 2010.

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 221.0928730TN (Anderson)
Property Address: 1015 N 2nd Street, Nashville, TN 37207
Tax Parcel ID No.: 082-03-0-125.00

Mail Tax Notices To and Property Owner:

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