BILL GARRETT, Davidson County
Trans:T20100010038 DEEDTRS
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Fees:12.00 Taxes:0.00
20100219-0012833

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427
0010792737)

SUBSTITUTE TRUSTEE'S DEED

On the 22nd day of February, 2005 JUAN LEON executed a Deed of Trust to Heritage Title Services as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument Number 20050413-0041383** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20100111-0002634.**

The property is known as 4936 Shihmen Drive, Antioch, Tennessee 37013 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Davidson A.M. c/o The Tennessean newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on January 8, January 15 and January 22, 2010. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Wednesday, February 3, 2010 at 11:30 a.m. and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to FEDERAL NATIONAL MORTGAGE ASSOCIATION for the sum of **$89,131.90** which was the highest and best valid bid offered, and the purchaser, FEDERAL NATIONAL MORTGAGE ASSOCIATION, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the property above mentioned and now more fully described as follows:

Lot 107, Section 3, ANTIOCH PARK Subdivision, as shown on plats of record in Plat Book 4460, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property described by deed of record as Instrument No. 200204220049541, Register's Office for Davidson County, Tennessee.

Parcel No. 16208005500

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 3rd day of February, 2010.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of February, 2010, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

TATUM PARNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES NOVEMBER 09, 2011

NOTARY PUBLIC

11-09-11

NO TAX/GOVERNMENTAL AGENCY

FOR REGISTER'S USE ONLY

Property known as: 4936 Shihmen Drive Antioch, TN 37013	GRANTEE & Send Tax Notice to: Federal National Mortgage Corporation % EMC Mortgage Corporation P.O. Box 293150 Lewisville, TX 75029-3150	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427