FILE NO.: 221.0933426TN\r

BILL GARRETT, Davidson County
Trans: T20100010813 DEEDTRS
Recvd: 02/24/10 09:22 6 pgs
Fees:32.00 Taxes:0.00
20100224-0013901

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 August 15, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200609010108624, ("Deed of Trust")Penny E. McConnell and Troy McConnell conveyed to Statewide Title and Escrow, 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 SunTrust Mortgage, Inc; 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 20091019-0096231** 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 10/16/2009, 10/23/2009, 10/30/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 12, 2009, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 2005081800981, Page 59. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 $117,735.91; 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:

being Lot No. 11 on the plan of Greenwood Hills, Section 1, of record in Plat Book 3106, Page 37, resubdivsion in a plan of record in Plat Book 4470, page 26, Register's Office for said County. Beginning at a point in the southeast corner of Lot No. 11, being the common front boundary of Lots 11 and 12; thence Westerly 69.77 feet along the northerly margin of Paragon Mills Road to a monument; thence around a curve 39.27 feet to a monument; thence northerly 25 feet along the easterly margin of Shiloh Drive to a monument; thence northerly 64.57 feet to a monument; thence northeast 101.83 feet to a monument; thence southerly 131.71 feet to the point of beginning. Being the same property conveyed to Manteen Williams, single by Quit Claim Deed from Manteen Williams, Brenda Waters Randolph, Andre Williams, and Yvinda Williams Na'eem-(heirs of Glennella Williams) dated 04-23-03 filed for record 05-12-03, in Instrument No. 20030512-0063090, said Register's Office for Davidson County, Tennessee. Furthermore, being the same property conveyed to Penny E. McConnell and husband, Troy McConnell by Warranty Deed from Manteen Williams, single dated 08/15/06 and filed for record on _____, in Instrument # 200609010108623, Register's Office for Davidson County, Tennessee. See also Power of Attorney of record in Instrument # 20609010108622, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument 200701030001394 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 12th day of November, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of November, 2009, 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

****

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 12TH DAY OF NOVEMBER 2009.

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 221.0933426TN (McConnell)
Property Address: 400 Dawn Drive, Nashville, TN 37211
Tax Parcel ID No.: 133.16-0-158.00

Mail Tax Notices To and Property Owner:

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

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

November 12, 2009

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
File Number: 221.0933426TN
Name Per Client: Penny E McConnell
Property Address: 400 Dawn Drive
Nashville, TN 37211

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that SunTrust Mortgage, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on November 12, 2009. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Book 2005081800981, Page 59.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Troy McConnell (xxx-xx-8404). A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $104,765.37. Interest through the sale date is approximately 9,177.02. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

LDWatts

Enclosures
cc: SunTrust Mortgage, Inc.

Exhibit B

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

November 12, 2009

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

02-8 AM 27 FEB 2010

Re: Notice of Federal Tax Lien
File Number: 221.0933426TN
Name Per Client: Penny E McConnell
Property Address: 400 Dawn Drive
Nashville, TN 37211

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that SunTrust Mortgage, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on November 12, 2009. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Book 2005081800981, Page 59.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Troy McConnell (xxx-xx-8404). A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $104,765.37. Interest through the sale date is approximately 9,177.02. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

LDWatts

Enclosures
cc: SunTrust Mortgage, Inc.