PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
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BILL GARRETT, Davidson County
Trans:T20100014517 DEEDTRS
Recvd: 03/11/10 10:39 2 pgs
Fees:12.00 Taxes:0.00
20100311-0018648

Name: Ottis Don McGee,
S & K#: 10-000457

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 3, 2001, recorded in Instrument number 20011011-0110755 in the Register's Office of Davidson County, Tennessee, Kathryn Lynn Gross-McGee and husband, Ottis Don McGee, conveyed to Bonnette A. Dawson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20100222-0013301, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on March 1, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to PHH Mortgage Corporation, whose address is PHH Mortgage Corporation, 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054 at and for the sum of $85,369.23, that being the highest and best bid offered; and,

WHEREAS, the said PHH Mortgage Corporation has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PHH Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Whites Creek, County of Davidson, State of Tennessee, to-wit:

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a railroad spike in the center of Stenberg Road, the Northwest corner of a tract of land which belongs to Stephen Wright, et ux. of record in Deed Book 10116, Page 496, Register's Office for Davidson County, TN, the Northeast corner of this tract and continuing as follows: South 17 degrees 57 minutes 32 seconds East 734.83 feet along the Westerly boundary of Wright to an iron pin marking a common corner of the tract of land which belongs to Stephen Wright, et ux, and a tract of land which belongs to Raymond Kirby having a deed reference in Deed Book 4003, Page 778, RODC, TN; thence along Kirby's Westerly boundary for the next two calls South 62 degrees 32 minutes 13 minutes West 351.99 feet to an iron pin; and South 22 degrees 5 minutes 31 seconds West 263.29 feet to an iron pin and being the common corner of the aforesaid Kirby tract and properties owned by Oliver Waller of record in Book 4328, Page 863, RODC, TN; thence along Waller's Northerly boundary for the next two calls: North 74 degrees 39 minutes 27 seconds West 571.48 feet to an iron pin and North 56 degrees 48 minutes 1 second West 453.11 feet to an iron pin, said point being a common corner of the aforesaid Waller property and properties owned by Lauren Bobel of record in Book 5126, Page 729, RODC, TN and L. E. Bobel of record in Book 1715, Page 137, RODC, TN; thence along the Easterly boundary of L. E. Bobel North 14 degrees 11 minutes 34 seconds East 704.85 feet to an iron pin, said point being in the Southerly property line of Timothy Beck of record in Book 9662, Page 443, RODC, TN; thence along Beck's Southerly line South 73 degrees 13 minutes 52 seconds East 145.22 feet to an iron pin in the center of Carney Creek; thence along the center line of Carney Creek South 87 degrees 25 minutes 56 seconds East 99.17 feet to an iron pin; thence along the Southerly boundary of E. B. Dunn of record in Book 1876, Page 469, RODC, TN North 69 degrees 16 minutes 24 seconds East 193 feet to the center line of Stenberg Road; thence with the center of Stenberg Road as follows: South 63 degrees 17 minutes

43 seconds East 39.17 feet; thence South 75 degrees 51 minutes 2 seconds East 97.14 feet; 84 degrees 32 minutes 59 seconds East 70.76 feet; thence North 84 degrees 50 minutes 48 seconds East 82.98 feet; thence North 80 degrees 40 minutes 33 seconds East 184.92 feet; thence North 79 degrees 4 minutes 24 seconds East 59.94 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20011011-0110755 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20011011-0110755 Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Book 10757, Page 320, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1st day of March, 2010, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

My Commission Expires: June 4, 2013

My commission expires:

Notary Public

KRISSY GILLUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 4461 Stenberg Road, Whites Creek, TN 37189

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
2839 Paces Ferry Road NW
Suite 700
Atlanta, Georgia 30339

S & K #:10-000457
Map & Parcel – 03900004300