FILE NO.: 221.1005363TN\LDW

BILL GARRETT, Davidson County
Trans:T20100020305 DEEDTRS
Recvd: 04/07/10 09:54 2 pgs
Fees:12.00 Taxes:0.00
20100407-0025996

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 February 07, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 200502110016171, ("Deed of Trust")Vernon Johnson 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 201003230021614** 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 03/05/10, 03/12/10, 03/19/10, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 01, 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 $236,300.00; 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:

Land in Davidson County, Tennessee, being Tract 1 of Coopertown Farms and being more particularly described according to a survey by Joe M. Cummings, License No. 1513, dated February 18, 1994, as follows: Beginning at an iron pin at the intersection of easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489, page 930, in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 miles along said right-of-way from its intersection with White's Creek Pike; thence with said boundary line, North 12 degrees 46 minutes 53 seconds West 801.62 feet to an iron pin; thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913, in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; thence, continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; thence South 23 degrees 29 minutes 36 seconds East 175.22 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; thence, with said curve southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; thence with said curve and right-of-way; southwesterly and arc distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds West 22.76 feet to the beginning of a curve concave to the northwest and having a radius of 244.01 feet; thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; thence, south 65 degrees 41 minutes 34 seconds West 141.84 feet to the beginning. Being the same property conveyed to Marilyn Johnson and husband, Vernon Johnson, by deed Jeffery S. Copeland and wife, Kimberly R. Copeland, dated August 19, 1997, of record in Book 10578, page 352, said Register's Office. The said Marilyn Johnson and Vernon Johnson have since divorced. The said Marilyn Johnson conveyed her interest to the property to Vernon Johnson, unmarried, by Quitclaim Deed dated September 10, 2003, of record in Instrument no. 20030916-0135914, said Register's office.

The last recorded Warranty Deed was filed of record at Instrument 20030916, Page 0135914 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 01st day of April, 2010.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 01st day of April, 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 Assistant 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.

Ronald Key

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 01ST DAY OF APRIL 2010.

Ronald Key

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 221.1005363TN (Johnson)
Property Address: 5511 Deer Run Road, Joelton, TN 37080
Tax Parcel ID No.: 00400018300

Mail Tax Notices To and Property Owner:

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