BILL GARRETT, Davidson County
Trans:T20100021535 DEEDTRS
Recvd: 04/12/10 12:56 2 pgs
Fees:12.00 Taxes:0.00
20100412-0027482

TENNESSEE
MAP: #95-10-68

JANET CURTIS
BANK OF AMERICA: #8714277

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED SEPTEMBER 18, 2006, AND RECORDED IN REGISTER'S INSTRUMENT: #20060928-0120130 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JANET CURTIS, AN UNMARRIED PERSON, CONVEYED TO PRLAP, INC., TRUSTEE(S), 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 REGISTER'S INSTRUMENT: #20100319-0020710, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on March 30, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; 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 sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY SEVEN THOUSAND SIX HUNDRED FIFTY FIVE DOLLARS AND 00/100; 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #132 ON THE PLAN OF ELM HILL ACRES SUBDIVISION, SECTION #2, AS OF RECORD IN BOOK: #2331, PAGE: #68, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT: #132 FRONTS 80 FEET ON THE WESTERLY MARGIN OF WANDA DRIVE AND RUNS BACK 143 FEET ON THE NORTHERLY LINE AND 219 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 122.8 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

JANET CURTIS, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20020703-0080216, Register's Office of Davidson County, Tennessee.

SUBJECT TO ANY UNPAID TAXES AND TO ANY PRIOR DEEDS OF TRUST OF RECORD;

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	269.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	136,773.50
	$137,655.00

Whenever used, the singular number shall include the plural; the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ELIZABETH A. CASH, Substitute Trustee, has on March 30, 2010 hereunto set his hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 30, 2010 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Sharon Hogan

NOTARY PUBLIC

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
518 WANDA DRIVE
NASHVILLE, TENNESSEE 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O BANK OF AMERICA
7105 CORPORATE DRIVE
PTX-B-32
PLANO, TEXAS 75024

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $****EXEMPT*****
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, March 30, 2010
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013