FILE NO.: 078.0714629TN\r

BILL GARRETT, Davidson County
Trans:T20100023876 DEEDTRS
Recvd: 04/22/10 09:40 2 pgs
Fees:12.00 Taxes:0.00
20100422-0030373

**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 October 29, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument 20041108-0134438, ("Deed of Trust")Linda Ann Bryant conveyed to Rhonda Jennings, 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 PNC Mortgage, a division of PNC Bank NA; and

WHEREAS, **PNC Mortgage, a division of PNC Bank NA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200912290117832** 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 11/27/2009, 12/04/2009, 12/11/2009, in THE NASHVILLE RECORD, by which advertisement the sale was originally scheduled for January 21, 2010 and postponed to December 22, 2009 and was postponed to and held on January 21, 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 **PNC Mortgage, a division of PNC Bank NA**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $144,134.14; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 PNC Mortgage, a division of PNC Bank NA 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot 25 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Linda Ann Bryant, by deed from NVR, Inc., t/a Fox Ridge Homes to be immediately recorded prior to the recording hereof in Instrument No. 20041108-0134437 Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200411080134437 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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 21st day of January, 2010.

**Nationwide Trustee Services, Inc.**
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 21st day of January, 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 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

My Commission Expires: 11-28-2010

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

**NO TAX – GOVERNMENTAL AGENCY**

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**File No.: 078.0714629TN (Bryant)**
**Property Address: 2630 River Meade Way, Nashville, TN 37214**
**Tax Parcel ID No.: 052-13-9B0344.00-CO**

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

STATE OF GEORGIA, DeKALB COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer of the property transferred in $ zero which amount is equal to or greater than the ___ amount which the property transferred would command at a fair voluntary sale.
Affiant
Subscribed and sworn to before me this 20 day of Jan 2010
Notary Public

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