This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 149 04 0 247.00
231 SAILBOAT DRIVE
NASHVILLE, TENNESSEE 37217

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP.
3900 WISCONSIN AVE NW.
DRAWER LR
WASHINGTON, DC, 20016-2899

BILL GARRETT, Davidson County
Trans:T20100033082 DEEDTRS
Recvd: 06/02/10 08:33 2 pgs
Fees:12.00 Taxes:0.00
20100602-0042207

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 06, 2006, COMMONWEALTH LAND TITLE INS. CO-NASHVILLE** was named Trustee in a Deed of Trust of even date executed by **AMBER GEARY (A/K/A AMBER ADAIR GEARY) AND MIKE GEARY (A/K/A MICHAEL THOMAS GEARY), WIFE AND HUSBAND AS JOINT TENANTS**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$136,800.00**, principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061026-0132668** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100511-0036156** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **APRIL 30, 2010/MAY 7, 2010/MAY 14, 2010** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MAY 28, 2010, AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MISSOURI 63304**, submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORP.**, in the amount of $136,850.29.

NOW THEREFORE, in consideration of the premises by, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORP.**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TO WIT:

LOT NUMBER 620 ON THE PLAN OF SECTION 13, EDGE-O-LAKE ESTATES, WHICH APPEARS OF RECORD IN BOOK 4175, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY; TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AMBER GEARY (A/K/A AMBER ADAIR GEARY) AND HUSBAND MIKE GEARY (A/K/A MICHAEL THOMAS GEARY), BY DEED DATED OCTOBER 06, 2006, OF RECORD IN INSTRUMENT NO. 20061026-0132667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM MICHAEL THOMAS GEARY (A/K/A MIKE GEARY) TO AMBER ADAIR GEARY (A/K/A AMBER GEARY), BY QUITCLAIM DEED DATED JULY 11, 2008, OF RECORD IN INSTRUMENT NO. 20081029-0108004, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 231 SAILBOAT DRIVE, NASHVILLE, TENNESSEE 37217.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **MAY 28, 2010.**

J. Phillip Jones, Substitute Trustee

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **MAY 28, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 136,850.29.
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

J. Phillip Jones

Affiant

Subscribed and sworn to before me, this **28TH day of MAY, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN TO:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228