BILL GARRETT, Davidson County
Trans:T20100042800 DEEDTRS
Recvd: 07/13/10 09:21 3 pgs
Fees:17.00 Taxes:0.00
20100713-0054807

Prepared by and Return to:
Patrick Taggart/hrylee 07/08/2010
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Building 6, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Nationstar Mortgage LLC
File No. 10-09205 /Marvin M. Bloomer and Jessica M. Scruggs

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated April 30, 2007, and recorded in the Register's Office of Davidson County, Tennessee, on May 2, 2007 at Instrument No. 200705020052659, ("Deed of Trust"), Marvin M. Bloomer and Jessica M. Scruggs conveyed to McCann & Hubbard, Trustee, 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 Nationstar Mortgage LLC ; and

WHEREAS, Nationstar Mortgage LLC , being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201005200039095, the Register's Office of Davidson County, Tennessee; 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 Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 6/17/2010, 6/24/2010 and 7/1/2010. The sale was held on July 8, 2010, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $80,830.67; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns;

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 Nationstar Mortgage LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** 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 property, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

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 assigns, forever, to whom the said **MCC TN, LLC** 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, **MCC TN, LLC**, has hereunto executed, on July 8, 2010.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On July 8, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:_____
GOVERNMENT ENTITY – NO TAX REQUIRED

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 $80,830.67, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on July 8, 2010.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326

Map & Parcel No.: 136 03 0B 020.00
Property Address: 3880 Priest Lake Drive Apt 65
Nashville, TN 37217

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 65, Building No. 27 and the garage therewith in the Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, Page 131 and in Book 4675, Page 145, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marvin M. Bloomer, unmarried and Jessica M. Scruggs, unmarried, by Warranty Deed, from Robert Deluca and wife, Shirley Gail Deluca, of record in Instrument No. 20070502-0052658, Registers Office for Davidson County, Tennessee.

Also being the same property conveyed to Jessica M. Scruggs by Quitclaim Deed recorded in Instrument No. 20080317-0026433 in the Registers Office of said County.