FILE NO.: 221.0935336TN\ALG

BILL GARRETT, Davidson County
Trans:T20100043703 DEEDTRS
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Fees:12.00 Taxes:0.00
20100716-0055889

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 March 02, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 200703070027878, ("Deed of Trust")Linda F. Gipson and Norman L. Gipson conveyed to Larry A. Wessiman, 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 SunTrust Mortgage Inc.; 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 20091120-0106887** 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 06/11/2010, 06/18/2010, 06/25/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 08, 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 $84,842.55; 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:

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A.P. Grinstead Subdivision of Lots at Antioch of record in Plat Book 161, page 63, Register's office for Davidson county, Tennessee, described as follows: Beginning at a point in the southerly margin of Reeves Road the common corner of Lots 4 and 5; thence with the line between said two lots south 150 feet to a point at an alley; thence east with alley 100 feet to a point where two alleys intersect; thence north with said intersecting alley 150 feet to a point in the southerly margin of Reeves Road; thence with said Reeves Road west 100 feet to the point of beginning. Parcel 2: Land in the 2nd civil District of Davidson County, Tennessee, being a triangular shaped lot and being designated as Lot No. 6 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A. Grinstead of lots at Antioch of record in plat Book 161, page 63, Register's Office for Davidson county, Tennessee described as follows: Beginning at a point in the easterly margin of Payne Road at an alley and being the southmost point of the herein described lot; thence with the alley north 180 feet to a point where two alleys intersect; thence west with said intersecting alley 145 feet to a point in the easterly margin of Payne Road; thence with said Payne Road southeast 229 feet to the point of beginning. BEING that same property conveyed to Linda F. Gipson and husband, Norman L. Gipson by deed from Douglas P. Inmon, Administrator of the Estates of Genevieve L. Inmon and husband Bobby Inmon, Sr., deceased of record in instrument # of the Register's Office for Davidson County, Tennessee. This conveyance is made subject to charter railroad rights N.C. and St. Louis railroad lands as set out in plat Book 161, page 63; subject to alley ways and street right of way of Reeves Road as to Lot 4 as shown on said plat; right of way of Payne Road as to Lot 6; subject to charter railroad easement right of way; and any other matters as shown on Plat of record in Plat Book 161, page 63; all of the Register's office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20070307-0027877 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 08th day of July, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 08th day of July, 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.

Notary Public

My Commission Expires: Sept 10, 2013

MARK E. BRUTON NOTARY EXPIRES GEORGIA SEPT. 10, 2013 PUBLIC DOUGLAS COUNTY

NO TAX

GOVERNMENTAL AGENCY

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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.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 08TH DAY OF JULY 2010.

Notary Public

My Commission Expires: Sept 10, 2013

MARK E. BRUTON NOTARY EXPIRES GEORGIA SEPT. 10, 2013 PUBLIC DOUGLAS COUNTY

File No.: 221.0935336TN (Gipson)
Property Address: 855 Reeves Road, Antioch, TN 37013
Tax Parcel ID No.: 148-00-0-207.00

Mail Tax Notices To and Property Owner:

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