FILE NO.: 432.0927173TN\ALG

BILL GARRETT, Davidson County
Trans:T20100053026 DEEDTRS
Recvd: 08/26/10 09:12 2 pgs
Fees:12.00 Taxes:0.00
20100826-0067426

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 May 22, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20060607-0067730, ("Deed of Trust")Hubert W. Smith and Darrell L. Smith conveyed to Robert M. Wilson, Jr., 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 BAC Home Loans Servicing, L.P.f/k/a Countrywide Home Loans Servicing, LP; and

WHEREAS, **BAC Home Loans Servicing, L.P.f/k/a Countrywide Home Loans Servicing, LP**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201006250049746** 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 06/18/2010, 06/25/2010, 07/02/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 15, 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 **BAC Home Loans Servicing, L.P.f/k/a Countrywide Home Loans Servicing, LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $115,831.55; 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 BAC Home Loans Servicing, L.P.f/k/a Countrywide Home Loans Servicing, LP 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:

A certain tract or parcel of land in Davidson County, Tennessee being further described as follows, to-wit; Being Lot No. 40, Map of Maynor Place, or record in Book 843, Page 24, Register's Office for Davidson County Tennessee. Being the same property conveyed to Ronald L. Smith and Lula M. Smith, both unmarried by Warranty Deed from Angelo Garafola and Mark Garafola, dated 3/24/95 and recorded 3/28/95 in Book No. 9628 Page 995, Register's Office for Davidson County, Tennessee. The said Lula M. Smith has since deceased leaving Ronald L. Smith, Hubert W. Smith, Larry Eugene Smith, Sharon Logan, Tabitha Robb, Gary M. Smith, Eva Gwynn, Brenda Dotson and Darrell Smith as her only surviving heirs per the Affidavits of Heirship of reocrd in Instrument No. 20060607-0067721 and Instrument No. 20060607-0067722 said Register's Office. Being further conveyed to Ronald L. Smith by Quitclaim Deeds from Larry Eugene Smith of record in Instrument No. 20060607-0069727 and from Sharon Logan of record in Instrument No. 20060607-0067726 and from Tabitha Robb of record in Instrumetn No. 20060607-0067724 and from Gary M. Smith of record in Instrument No. 20060607-0067728, an from Eva Gwynn of record in Instrument No. 20060607-0067723 and from Brenda Dotson of record in Instrument No. 20060607-0067725 all in said Register's Office. Being even further conveyed to Hubert W. Smith and Darrell Smith by Deed from Ronald L. Smith of record in Instrument No. 20060607-0067729 said Register's Office. This improved property is also known as: 1007 Maynor Ave, Nashville, Tennessee, 37216.

The last recorded Warranty Deed was filed of record at Instrument 200606040067729 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 15th day of July, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 15th 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.

MATTHEW WILLIAMSON NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 25, 2011

Notary Public

My Commission Expires: 9/25/2011

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 15TH DAY OF JULY 2010.

MATTHEW WILLIAMSON NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 25, 2011

Notary Public

My Commission Expires: 9/25/2011

File No.: 432.0927173TN (Smith)
Property Address: 1007 Maynor Avenue, Nashville, TN 37216
Tax Parcel ID No.: 072-06-0-009.00

Mail Tax Notices To and Property Owner:

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