RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edward B. Baldwin and Norman Suggs

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20100053182 DEEDTRS
Recvd: 08/26/10 12:35 4 pgs
Fees:22.00 Taxes:0.00
20100826-0067609

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 13, 2007 and recorded April 19, 2007, as Instrument No. 20070419-0046792 in the Register's Office of Davidson County, Tennessee, Norman Suggs Edwin B. Baldwin, III and Tisha C. Baldwin conveyed to Larry A. Weissman, a resident of Shelby County, as Trustee Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for Suntrust Mortgage, Inc.and Suntrust Mortgage, Inc successors and assigns the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set foth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on August 12, 2010 as Instrument No. 201008120063621 in 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on July 23, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 18, 2010 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo Bank NA, at and for the sum of $199,985.87, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank NA has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank NA of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Lot 11 in Johnson Bransfords Subdivision of three parts of Lot 158 of Judge John McNairys Mansion House Tract, situated in Nashville, of record in Book 161, page 146, and described as follows:

Beginning at a point on the east side of Morrison Street about 330 feet south of the Intersection of Jackson and Morrison Streets, and extending southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the east side of Morrison Street extends back between parallel lines and with the Northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

Being the same property conveyed to Edward B. Baldwin and Norman Suggs by Quitclaim deed recorded August 30, 2006 , as Instrument No. 20060830-0107143, Register's Office for Davidson County, Tennessee.

Commonly known as: 920 Morrison Street, Nashville, Tennessee 37208-3126.

Tax Parcel No.: 09204024500

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18th day of August, 2010.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 18 day of Aug, 10.

Notary Public

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

My Commission Expires:

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,985.87, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 18 day of Aug, 10.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF South Carolina

COUNTY OF York

RE: 920 Morrison Street
Nashville, Tennessee 37208-3126
Debtor(s): Norman Suggs Edwin B. Baldwin, III and Tisha C. Baldwin

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer G. Payne who after being duly sworn, deposed and stated:

1. I am an employee of Wells Fargo Bank NA and held the position of Vice President of Loan Documentation with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated April 13, 2007, recorded April 19, 2007, as Instrument No. 20070419-0046792 in the real property records of Davidson County, Tennessee, executed by Norman Suggs Edwin B. Baldwin, III and Tisha C. Baldwin in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc. to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc..

3. Wells Fargo Bank NA is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof.

5. Foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 21 day of July 2010.

Jennifer G. Payne

Vice President of Loan Documentation

ACKNOWLEDGMENT

STATE OF South Carolina

COUNTY OF York

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jennifer G. Payne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Wells Fargo Bank NA, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Fort Mill, South Carolina this 21 day of July 2010.

Notary Public

My Commission Expires:

CAROLYN M. EVANS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 08/18/2019

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Loan No. xxxxxx0669
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