FILE NO.: 432.1015755TN\Q

BILL GARRETT, Davidson County
Trans:T20100055375 DEEDTRS
Recvd: 09/03/10 10:48 2 pgs
Fees:12.00 Taxes:0.00
20100903-0070228

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 December 22, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20061229-0160668. ("Deed of Trust")Brandy R. Hutchison and John C. Hutchison conveyed to Trustee to Priority Trustee Services of Tennessee, 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, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP; and

WHEREAS, **BAC HOME LOANS SERVICING, LP FKA 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 No. 20100730-0059696** 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 07/30/2010, 08/06/2010, 08/13/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 26, 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, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $110,400.00; 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, LP FKA 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: LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 10/31/1997 AND RECORDED 11/05/1997 IN BOOK 10673 PAGE 201 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, 15th CIVIL DISTRICT BEING LOT NO. 82 ON THE PLAN OF SECTION ONE, ROSE ESTATES, OF RECORD IN BOOK 3600, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO MICHAEL H. TERRY AND WIFE, BEVERLY W. TERRY BY DEED FROM THOMAS H. NOKES AND MARCIA R. NOKES, OF RECORD IN BOOK 5179, PAGE 803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MICHAEL H. TERRY AND BEVERLY W. TERRY HAVING SINCE DIVORCED AND PROPERTY WAS DIVESTED IN BEVERLY W. TERRY BY FINAL DECREE OF DIVORCE OF RECORD IN BOOK OF RECORD IN BOOK 5985, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID BEVERLY W. TERRY HAVING SINCE MARRIED AND IS NOW KNOW AS BEVERLY W. TERRY HOOPER. THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3675, PAGE 361, AMENDED IN BOOK 3707, PAGE 356, BOOK 3805, PAGE 360, AND BOOK 3882, PAGE 92, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PAID BY THE GRANTOR(S) HEREIN. JAMES E. HOOPER, SPOUSE OF THE ABOVE NAMED BEVERLY W. TERRY HOOPER, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELEASING ANY AND ALL RIGHTS HE MAY HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY, ESPECIALLY HIS MARITAL RIGHTS. PARCEL NO. 0841014200

The last recorded Warranty Deed was filed of record at Instrument No. 10673, Page 201 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 26th day of August, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of August, 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

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

My Commission Expires: September 10, 2013

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 26TH DAY OF AUGUST 2010.

Notary Public

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

My Commission Expires: September 10, 2013

File No.: 432.1015755TN (Hutchison)
Property Address: 1006 Shadow Lane, Nashville, TN 37206
Tax Parcel ID No.: 084-08401-0-142.00

Mail Tax Notices To and Property Owner:

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