This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 016 00 0 089.00
2518 UNION HILL ROAD
GOODLETTSVILLE, TENNESSEE 37072

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP.
3900 WISCONSIN AVE NW.
DRAWER LR

BILL GARRETT, Davidson County
Trans:T20100062656 DEEDTRS
Recvd: 10/04/10 14:55 2 pgs
Fees:12.00 Taxes:0.00
20101004-0079243

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 9, 2001, SUPERIOR TITLE COMPANY,** was named Trustee in a Deed of Trust of even date executed by **LYDIA F. WELCH BUCHANAN (A/K/A LYDIA F. WELCH; A/K/A LYDIA FLORENCE WELCH; A/K/A LYDIA FLORENCE BUCHANAN) AND HUSBAND SAM A. BUCHANAN, III (A/K/A SAMUEL ALBERT BUCHANAN, III),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,800.00,** principal and interest at **5.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20011121-0128141** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100826-0067621** in the Register's Office for **DAVIDSON** County, Tennessee; **I, J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **SEPTEMBER 3, 2010/SEPTEMBER 10, 2010/SEPTEMBER 17, 2010** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, OCTOBER 1, 2010 AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC, 1000 TECHNOLOGY DRIVE, O'FALLON, MISSOURI 63304,** submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORP.,** in the amount of **$94,287.73**.

NOW THEREFORE, in consideration of the premises by, **I, J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORP.,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 1 ON THE SUBDIVISION OF A.C. BATES PROPERTY OF RECORD IN PLAT BOOK 5210, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF UNION HILL ROAD, SAID POINT BEING 850 FEET, MORE OR LESS, EASTERLY FROM RIDGEWOOD ROAD; THENCE LEAVING SAID UNION HILL ROAD THE FOLLOWING CALLS AND DISTANCES; NORTH 29 DEG. 42' 34" EAST 223.35 FEET TO AN IRON PIN; THENCE NORTH 86 DEG. 10' 18" WEST 88.37 FEET TO AN IRON PIN; THENCE NORTH 3 DEG. 21' 00" EAST 164.64 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 49' 44" EAST 150.62 FEET TO AN IRON PIN; THENCE SOUTH 35 DEG 00' 25" EAST 163.90 FEET TO AN IRON PIN; THENCE SOUTH 32 DEG. 11' 25" EAST 81.18 FEET TO A POINT, SAID POINT BEING THE NORTHERLY REAR CORNER OF LOTS 1 AND 2 OF SAID SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID 2 LOTS, SOUTHWESTERLY 289.60 FEET TO A POINT IN THE NORTHERLY MARGIN OF UNION HILL ROAD; THENCE WITH THE MARGIN OF THE SAME NORTH 59 DEG. 21' 44" WEST 40.82 FEET TO A MONUMENT; BEGINNING OF A CURVE TO THE LEFT HAVE A RADIUS OF 984.93 FEET; THENCE WITH SAID CURVE NORTHWESTERLY 153.18 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM MORGAN L. HAHN AND WIFE, MARY G. HAHN TO LYDIA FLORENCE WELCH BY QUITCLAIM DEED DATED OCTOBER 14, 1988 OF RECORD IN BOOK 7677, PAGE 701 AND ALSO BEING THE SAME PROPERTY CONVEYED FROM LINSTER OWEN JEWELL TO LYDIA FLORENCE WELCH BY QUITCLAIM DEED DATED FEBRUARY 28, 1989 OF RECORD IN BOOK 7787, PAGE 820, BOTH IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2518 UNION HILL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORP.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **OCTOBER 1, 2010.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **OCTOBER 1, 2010.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $94,287.73.
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **1ST day of OCTOBER, 2010.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228