FILE NO.: 221.0937153TN\AMP1

BILL GARRETT, Davidson County
Trans:T20100080468 DEEDTRS
Recvd: 12/22/10 10:30 2 pgs
Fees:12.00 Taxes:0.00
20101222-0101695

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 28, 2008 and recorded in the Register's Office of Davidson County, TN, at Instrument 200804040034336, ("Deed of Trust")Bryce S. Page conveyed to Larry A. Weissman, 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, **SunTrust Mortgage, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201012020095769** 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 11/19/2010, 11/26/2010, 12/03/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 16, 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 $126,682.55; 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:

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 33 on the Map of Maynor Place, as of record in Book 843, Page 24, said Register's Office, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Bruce S. Page by Warranty Deed from Ronald Stafford and wife. Carolyn Stafford dated 08/08/05 recorded 08/12/05 of record in Instrument No. 20050812-0095587, said Register's Office. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of records.

The last recorded Warranty Deed was filed of record at Instrument 200508120095587 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 16th day of December, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 16th day of December, 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.

ASHLEY M. PENGELLY NOTARY EXPIRES GEORGIA MAY 27, 2012 PUBLIC GWINNETT COUNTY

Notary Public

My Commission Expires: _____

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 $0.00, 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 16TH DAY OF DECEMBER 2010.

ASHLEY M. PENGELLY NOTARY EXPIRES GEORGIA MAY 27, 2012 PUBLIC GWINNETT COUNTY

Notary Public

My Commission Expires: _____

File No.: 221.0937153TN (Page)
Property Address: 907 Mayor Street, Nashville, TN 37216
Tax Parcel ID No.: 072-06-0-002.00

Mail Tax Notices To and Property Owner:

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