This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 105 14 0B 001.00
2304 ELLIOT AVENUE UNIT #101
NASHVILLE TN 37204

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. BOX 650043
DALLAS, TX 75265-0043

BILL GARRETT, Davidson County
Trans:T20110004431 DEEDTRS
Recvd: 01/24/11 08:17 2 pgs
Fees:12.00 Taxes:0.00
20110124-0006242

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 30, 2005, PHILLIP R. SYKES** was named Trustee in a Deed of Trust of even date executed by **CORDELIA A EDDINGS, AN UNMARRIED PERSON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$114,690.00,** principal and interest at **6.6250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050902-0105992** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20101214-0099349** 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: **DECEMBER 10, 2010/ DECEMBER 17, 2010/ DECEMBER 24, 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, JANUARY 14, 2011 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., 1000 TECHNOLOGY DR.O'FALLON, MO 63304,** submitted the highest and best bid, on behalf of **FEDERAL NATIONAL MORTGAGE ASSOCIATION,** in the amount of $110,487.10.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION,** 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 A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 101, AS SPECIFIED IN THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF ELLIOTT AVENUE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR ELLIOTT AVENUE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20050726-0087034, AND AS AMENDED IN INSTRUMENT NO. 20050728-0088366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION BY THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAN OF ELLIOTT AVENUE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20050726-0087034, AND AS AMENDED IN INSTRUMENT NO. 20050728-0088366, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CORDELIA A. EDDINGS BY DEED DATED AUGUST 30, 2005 OF RECORD IN INSTRUMENT NO. 20050902-0105991 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2304 ELLIOT AVENUE UNIT #101, NASHVILLE TN 37204.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION,** 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 **JANUARY 14, 2011.**

J. Phillip Jones, Substitute Trustee

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 **JANUARY 14, 2011.**

Elizabeth P. Guye

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 $110,487.10
FEDERAL NATIONAL MORTGAGE ASSOCIATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **14TH day of JANUARY, 2011.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203