This instrument prepared by:
J. PHILLIP JONES
1800 HAYES ST.
ATTORNEY AT LAW
NASHVILLE, TN 37203
PARCEL ID# 098 01 0 048.00
5108 ROXBOROUGH DRIVE
HERMITAGE, TENNESSEE 37076
(A/K/A LOT 4, ROXBOROUGH DRIVE
HERMITAGE, TENNESSEE 37076)

NO MORTGAGE
New Owner – Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP.
3900 WISCONSIN AVE. NW.
DRAWER LR
WASHINGTON, DC, 20016-2899

BILL GARRETT, Davidson County
Trans:T20110015267 DEEDTRS
Recvd: 03/15/11 08:26 2 pgs
Fees:12.00 Taxes:0.00
20110315-0020331

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 25, 2005, W. AARON FORTNER,** was named Trustee in a Deed of Trust of even date executed by **CAROL WHEELER (A/K/A CAROL CREEK, A/K/A CAROL V. WHEELER, A/K/A CAROL VERNON WHEELER, A/K/A CAROL ANN WHEELER, A/K/A CAROL VERNON CREEK), AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$119,000.00,** principal and interest at **6.1250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050404-0035989** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110218-0013713** 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: **FEBRUARY 11, 2011/ FEBRUARY 18, 2011/ FEBRUARY 25, 2011** 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, MARCH 11, 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., 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 $ 120,715.32.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #4, ON THE PLAN OF ROXBOROUGH SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 63, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.
SAID LOT #4 FRONTS 80 FEET ON THE NORTHERLY MARGIN OF ROXBOROUGH DRIVE AND EXTENDS BACK 294.68 FEET ON THE EASTERLY LINE AND 312.15 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 81.34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WENDELL KEITH WHEELER AND WIFE, CAROL ANN WHEELER BY DEED DATED DECEMBER 3, 1982 OF RECORD IN BOOK 5973, PAGE 833, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM WENDELL KEITH WHEELER TO CAROL VERNON WHEELER BY QUITCLAIM DEED DATED JULY 18, 2003 OF RECORD IN INSTRUMENT NO. 20030728-0105691, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5108 ROXBOROUGH DRIVE, HERMITAGE, TENNESSEE 37076 (A/K/A LOT 4, ROXBOROUGH DRIVE, HERMITAGE, TENNESSEE 37076).

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 **MARCH 11, 2011.**

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 **MARCH 11, 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 $ 120,715.32
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **11TH day of MARCH, 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
1800 HAYES STREET
NASHVILLE, TN 37203