FILE NO.: 221.1006471TN\Q

BILL GARRETT, Davidson County
Trans:T20110020203 DEEDTRS
Recvd: 04/06/11 12:21 2 pgs
Fees:12.00 Taxes:0.00
20110406-0026601

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 September 17, 2008 and recorded in the Register's Office of Davidson County, TN, at Instrument 20080919-0095612, ("Deed of Trust")Elois McCormick 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Suntrust Mortgage Inc.; 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 2010210-0098499** 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 11/12/2010, 11/19/2010, 11/26/2010, 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 $108,341.04; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

TRACT 1: A TRACT OF LAND IN THE 13TH, FORMERLY 23RD CIVIL DISTRICT, BEING PART OF LOT NO. 1 ON THE PLAN OF THE RICHARD HYDE HOMEPLACE, AS OF RECORD IN MINUTE BOOK H, PAGE 118 AND 119, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS LOT NO. 3 ON THE UNRECORDED MAP OF THE A.E. HICKERSON, SURVEYOR, NOVEMBER 6, 1948, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD HYDES FERRY PIKE AT THE CORNER OF LOTS NO. 2 AND 3 ON SAID PLAN; THENCE ALONG THE EASTERLY MARGIN OF SAID PIKE SOUTH 32 DEGREES EAST 90 FEET; THENCE NORTH 58 DEGREES EAST 150 FEET TO AN IRON PIN; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE REAR LINE OF LOT NO. 3, 90 FEET TO AN IRION PIN AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE SOUTHWESTERLY WITH THE LINE BETWEEN SAID LOTS, 150 FEET TO THE BEGINNING. TRACT 2: LAND IN THE OLD 13TH CIVIL DISTRICT BEING PART OF A TRACT SHOWN AS THE SUBDIVISION OF MRS. HENRIETTA MCCORMICK PROPERTY ON THE PLAN OF NORTHSIDE ADDITION, AS OF RECORD IN BOOK 2330, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF RIVER DRIVE, THE COMMON CORNER OF THE LAND HEREIN DESCRIBED AS LOT NO. 7 ON SAID PLAN; THENCE SOUTHWARDLY 56.8 FEET TO A POINT; THENCE WESTWARDLY 140 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY MARGIN OF OLD HYDES FERRY PIKE; THENCE NORTHWARDLY 30 FEET, MORE OR LESS, TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, 39.3 FEET TO A POINT; THENCE

EASTWARDLY 135.6 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO ELOIS MCCORMICK, BY DEED FROM TRUSTEE, INC. TRUSTEE FOR THE 3020 HYDES FERRY TRUST, ON SEPTEMBER 17, 2008; OF RECORD IN INSTRUMENT NUMBER 20080919-0095611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Instrument 200809190095611 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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.

Germaine Duncan

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

Ashley M. Pengelly

Notary Public

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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File No.: 221.1006471TN (McCormick)
Property Address: 3020 Hydes Ferry Rd, Nashville, TN 37218
Tax Parcel ID No.: 080-04-0-091.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

STATE OF GEORGIA, DeKALB COUNTY
or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred is $ zero which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Germaine Duncan
Affiant

Subscribed and sworn to before me this 16th day of December 2010

Ashley M. Pengelly
Notary Public

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