TENNESSEE
MAP # 142-160D00800CO

VAL MITSKY
FLAGSTAR: 501615759

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 6, 2007, and recorded in Register's Instrument No. 20070917-0110812 in the Register's Office of Davidson County, Tennessee, Nina N. Mitsky and Val P. Mitsky, wife and husband, conveyed to Stewart Title Inc., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20110223-0014855 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on March 29, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIXTY SIX THOUSAND SIX HUNDRED THIRTY ONE AND 50/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF DEVON VALLEY, PHASE I, OF RECORD IN BOOK 7900, PAGE 458, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION DATED DECEMBER 12, 2001.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS AND GOVERNMENTAL ZONING REGULATIONS PERTAINING TO SAID PROPERTY AND OF RECORD IN THE SAID REGISTER'S OFFICE.

Nina N. Mitsky and husband, Val P. Mitsky, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20051220-0152341, see also Quit Claim Deed in Register's Instrument No. 20070822-0100300 Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110020611 DEEDTRS
Recvd: 04/08/11 08:23 2 pgs
Fees:12.00 Taxes:0.00
20110408-0027117

Subject to any unpaid taxes.

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, to whom the said Elizabeth A. Cash, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	308.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	165,711.00
	$166,631.50

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Elizabeth A. Cash, Substitute Trustee, has on March 29, 2011 hereunto set his hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 29, 2011 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Dixie Chambers

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012

My Commission Expires:
State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2505 DEVON VALLEY DRIVE
NASHVILLE, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O Flagstar Bank
5151 Corporate Drive
Troy, MI 48098

Mortgagee: None

RETURN TO →

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*****EXEMPT*****
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME March 29, 2011
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012