FILE NO.: 432.0926892TN\A

BILL GARRETT, Davidson County
Trans:T20110021760 DEEDTRS
Recvd: 04/13/11 10:49 5 pgs
Fees:27.00 Taxes:0.00
20110413-0028488

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 February 25, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20060313-0028558, ("Deed of Trust")David E. Thompson, Jr. and Bonnie Karen Thompson conveyed to Charles Boner, 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 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP; and

WHEREAS, **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20110224** in the Register's Office of Davidson County, TN; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 February 25, March 4 and 11, 2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 24, 2011, 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 **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $226,928.08; 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 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, TN being Lot No. 370 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 and 438 Register's Office for said County to which plan reference is hereby made for a more complete description. Subject to declaration of restrictive covenants of record in Book 9840, Page 276, Book 10181, Page 936, Book 10548 Page 501 Book 10548 page 503, By-Laws in Book 9640, Page 267, Easement in Book 8443, Page 75 Agreement in Book 9771, Page 560 and Book 10010 Page 50 Restrictions in Book 5047 Page 661 and Book 5047, Page 656 and Charter in Book 9640, Page 259, and all matters shown on the Plan of record. Being the same property conveyed to David D. Thompson, Jr. and Bonnie Karen Thompson by Deed dated May 15, 1998 and recorded May 18, 1998 in Deed Book 10936, Page 459 in the Register's Office of Davidson County, Tennessee. Parcel Number 183050A10800CO

The last recorded Warranty Deed was filed of record at Instrument 10936, Page 459 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 24th day of March, 2011.

**Nationwide Trustee Services, Inc.**
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 24th day of March, 2011, 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.

Notary Public

KELECHI UBOZOH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

My Commission Expires: NOV 23, 2014

NO TAX

GOVERNMENTAL AGENCY

**********

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, 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 24TH DAY OF MARCH 2011.

Notary Public

KELECHI UBOZOH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

My Commission Expires: NOV 23 2014

**File No.: 432.0926892TN (Thompson)**
**Property Address: 649 Waywood Circle, Antioch, TN 37013**
**Tax Parcel ID No.: 183-05-0A-080.00-C0**

Mail Tax Notices To and Property Owner:

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

## SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on November 30, 2005, by Kevin P Quinn to Larry A. Weissman, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 200512060146761, ("Deed of Trust"); and

**WHEREAS**, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association as Trustee for JP ALT 2006-S2; and

**WHEREAS**, U.S. Bank National Association as Trustee for JP ALT 2006-S2, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Nationwide Trustee Services, Inc., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

**NOW, THEREFORE**, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **January 27, 2011**, commencing at **12:00 PM** at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway,

of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

LOT No. 244 on the Plan of Miro Meadows, as of record in Book 1424, page 95, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin P. Quinn by quitclaim deed from Tina Marie Quinn, dated April 1, 1991 and filed of record in Book 8350, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

**PROPERTY ADDRESS:** 1203 Kermit Drive, Nashville, TN 37217

**CURRENT OWNER(S):** Kevin Patrick Quinn aka Kevin P. Quinn

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 20090420-00354, Page 15. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

**SUBORDINATE LIENHOLDERS:** Judgment in favor of Faith Quinn in the amount of $12,512.65 filed 10/8/09 in Book 200910080093978;

**OTHER INTERESTED PARTIES:** N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain

Exhibit A

NATIONWIDE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

2010 DEC 28 PM 3:36

December 27, 2010

**VIA CERTIFIED MAIL**
**RETURN RECEIPT REQUESTED**
Copy Via Regular Mail

Area Director- Compliance
Attn: Technical Support- Wendy Smoot
801 Broadway MDP 53
Nashville, TN 37203

**Re: Notice of Federal Tax Lien**
**File Number: 1115.1018918TN**
**Name Per Client: Kevin P Quinn**
**Property Address: 1203 Kermit Drive**
**Nashville, TN 37217**

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that SunTrust Mortgage, Inc has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 6, 2011; but has been reset to January 27, 2011. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument 20090420-0035415.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Kevin Quinn. A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 55,839.56. Interest through the sale date is approximately 3108.27. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

***Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope.*** If you should have any questions

Exhibit B

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

Amy L. Gonzalez

Enclosures
cc: SunTrust Mortgage, Inc