This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P.O. Box 2428
Knoxville, Tennessee 37901
Phone: (865) 637-1980

BILL GARRETT, Davidson County
Trans:T20110023322 DEEDTRS
Recvd: 04/20/11 12:16 3 pgs
Fees:18.00 Taxes:461.76
20110420-0030478

Responsible Taxpayer and Property Owner:

Name: Federal National Mortgage Association
Address: c/o Green Tree Servicing, LLC
4250 North Freeway
City: Fort Worth State: Texas Zip: 76137

Parcel No. 086-100B12500CO

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$124,800.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 18th day of April, 2011.

Connie L. O'Barr
Notary Public
My Commission Expires: 1/5/2015

CONNIE L. O'BARR
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument made this 18th **day of April, 2011**, by and between **WALTER N. WINCHESTER**, Successor Trustee, of Knox County, Tennessee, party of the first part, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, party of the second part.

WITNESSETH:

THAT, WHEREAS, on May 25, 2006, **Sheila Wells**, a single woman, and **Julie Moulds**, a single woman, (hereinafter collectively the "Grantor") duly executed and acknowledged a Deed of Trust, as recorded at Instrument No. 20060530-0062792, in the Register's Office for Davidson County, Tennessee ("Deed of Trust"), conveying to Richard A. Northcutt, Trustee, the hereinafter described real estate to secure the payment of Grantors' Promissory Note and all other obligations described therein owing to **The Grange Bank** together with fees and costs necessary to enforce the collection thereof, said Note being incorporated in said Deed of Trust by reference; and

WHEREAS, the aforesaid indebtedness and Deed of Trust were assigned to **Franklin Bank S.S.B.** as recorded in Instrument No. 20070531-0064514, in the Register's Office for Davidson County, Tennessee, to which instrument specific reference is hereby made; and

WHEREAS, the aforesaid indebtedness and Deed of Trust have been further assigned to **Green Tree Servicing, LLC,** the current owner and holder, by Instrument No. 20110126-0007126 in the aforesaid Register's Office; and

WHEREAS, **Green Tree Servicing, LLC** ("Lender") appointed an designated **Walter N. Winchester** of Knoxville, Tennessee, as Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions thereof, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust, said Appointment of Successor Trustee being recorded at Instrument No. 20110201-0008681 in the aforesaid Register's Office; and

WHEREAS, said real estate is more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

The above described property is conveyed under the provisions of the Master Deed, Covenants and Restrictions of Noel Cove Townhomes Homeowners Association, Inc. of record as Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila C. Wells and Julie A. Moulds, joint tenants with right of survivorship, by Warranty Deed, from Hermitage Developers, Inc., by James D. Holland, President, dated May 25, 2006, recorded May 30, 2006, of record in Instrument No. 20060530-0062791 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Julie A. Moulds, by Quit Claim Deed, from Sheila C. Wells, dated April 1, 2008, recorded November 21, 2008, of record in Instrument No. 20081121-0114753 in the Register's Office for Davidson County, Tennessee.

Parcel No. 086-100B12500CO. No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, ***The Tennessean***, giving the time, place and terms of said sale; and

WHEREAS, on the 8th day of April, 2011, at the hour of 10:00 o'clock a.m. local time, in front of the Davidson County Register's Office at the Bridgestone Arena, 501 Broadway, Nashville, TN 37203, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party of the second part, at a bid of **$124,800.00** party

of the second part being the highest and best bidder, which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party of the second part the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes. The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

Tenn. Code Ann. § 35-5-117: The Notice of Right to Foreclose was given via first-class mail on January 14, 2011, more than sixty (60) days prior to the first publication on March 18, 2011.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

WALTER N. WINCHESTER, Successor Trustee

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, Connie L. O'Barr, a duly commissioned Notary Public in and for the County and State aforesaid, WALTER N. WINCHESTER, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 18th day of April, 2011.

Connie L. O'Barr
Notary Public

My Commission Expires: 1/5/2015

CONNIE L. O'BARR
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY