BILL GARRETT, Davidson County
Trans:T20110031424 DEEDWARR
Recvd: 05/26/11 10:25 6 pgs
Fees:32.00 Taxes:0.00
20110526-0040356

GRACE A. TAYLOR
Notary Public
Commonwealth of Virginia
7163370
My Commission Expires Dec 31, 2012

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
2305 Ridge Road, Suite 106
Rockwall, Texas 75087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,909.58.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-31-2012
(AFFIX SEAL)

Prepared By:
RUTH RUHL, P.C.
2305 Ridge Road, Suite 106
Rockwall, Texas 75087

[Space Above This Line For Recording Data]

Loan No.:0039719604
Investor No.: 1702960677

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Federal National Mortgage Association	SunTrust Mortgage, Inc.
(NAME)	(NAME)
3900 Wisconsin Avenue, NW	1001 Semmes Ave. RVW 3054
(ADDRESS)	(ADDRESS)
Washington, DC 20016-2892	Richmond, Virginia, 23224
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Federal National Mortgage Association (the "Grantee"), is the owner and holder of a certain promissory note dated January 17th, 2007, from Peter J. Frega and Barbara J. Frega, husband and wife (the "Grantor"), to the Grantee, in the original principal amount of one hundred six thousand twenty and 00/100 Dollars ($ 106,020.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20070122-0008328, in the Register's Office for Davidson County, Tennessee; and

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131

RT11847

Loan No.: 0039719604
Investor No.: 1702960677

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Peter J. Frega and Barbara J. Frega, husband and wife ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc. , Grantee, recorded on January 22nd, 2007 in Book N/A , Page N/A , Instrument No. 20070122-0008328 , and assigned by Assignment to SunTrust Mortgage, Inc. recorded simultaneously herewith in the Official Records of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Peter J. Frega and Barbara J. Frega, husband and wife , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved / unimproved property, known as 298 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 13th day of January, 2011.

GRANTOR

Peter J. Frega

Peter J. Frega

Barbara J. Frega

Barbara J. Frega

GRANTEE

Federal National Mortgage Association

By: _____

Its: _____

Loan No.: 0039719604
Investor No.: 1702960677

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Peter J. Frega and Barbara J. Frega, husband and wife ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc. , Grantee, recorded on January 22nd, 2007 in Book N/A , Page N/A , Instrument No. 20070122-0008328 , and assigned by Assignment to SunTrust Mortgage, Inc. recorded simultaneously herewith in the Official Records of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Peter J. Frega and Barbara J. Frega, husband and wife , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved / unimproved property, known as 298 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this ~~13th~~ 29th day of ~~January~~ March, 2011.

GRANTOR

Peter J. Frega

Peter J. Frega

Barbara J. Frega

Barbara J. Frega

GRANTEE

Federal National Mortgage Association

By:

Its: Shanicka Singleton - AVP

Loan No.: 0039719604
Investor No.: 1702960677

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 13th day of January, 2011 before me personally appeared Peter J. Frega and Barbara J. Frega

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

SARAH J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sarah J Hill

Notary Public Sarah J Hill
Title of Officer
My Comission expires November 5th 2014

GRANTEE ACKNOWLEDGMENT

State of Virginia §
§
County of Richmond City §

On this _____ day of _____, _____, before me appeared _____, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the president/vice president (or other officer or agent of the corporation or association) of Federal National Mortgage Association

(describing said entity or association), and that the seal affixed to the instrument is the seal of said entity (or association), and that the instrument was signed and sealed in behalf of said entity (or association) by authority of its Board of Directors (or Trustees) and acknowledged the instrument to be the free act and deed of said entity (or association).

(Seal)

_____

_____
Title of Officer

Loan No.: 0039719604
Investor No.: 1702960677

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 13th day of January, 2011 before me personally appeared Peter J. Frega and Barbara J. Frega

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

SARAH J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sarah J Hill

Notary Public Sarah J Hill
Title of Officer
My Comission expires November 5th 2014

GRANTEE ACKNOWLEDGMENT

State of Virginia §
§
County of ~~Richmond City~~ Fairfax §

On this 29 day of March, 2011, before me appeared Shanicka Singleton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the president/vice president (or other officer or agent of the corporation or association) of Federal National Mortgage Association

(describing said entity or association), and that the seal affixed to the instrument is the seal of said entity (or association), and that the instrument was signed and sealed in behalf of said entity (or association) by authority of its Board of Directors (or Trustees) and acknowledged the instrument to be the free act and deed of said entity (or association).

(Seal)

FEDERAL NATIONAL MORTGAGE ASSOCIATION INCORPORATED 1938

Barbara Cushman

Notary Public
Title of Officer

Barbara S. Cushman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7294111
My Commission Expires 1/31/2013

Loan No.: 0039719604
Investor No.: 1702960677

EXHIBIT "A"

REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING PART OF LOT NUMBER 3 ON THE MAP OF THE SUBDIVISION OF THE MERRITT FARM, OF RECORD IN BOOK 547, PAGE 68, IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND BEING KNOWN AS LOT NUMBER 1 ON THE UNRECORDED MAP OF THE ROBERT G. NORTHERN LANDS.

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF WOODBERRY DRIVE AT THE CORNER OF LOTS 1 AND 2; THENCE WITH THE MARGIN OF SAID DRIVE, S 81 DEGREES 17' E, 109 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHEASTERLY 39.33 FEET TO THE WEST MARGIN OF MCGAVOCK PIKE; THENCE WITH THE MARGIN OF SAID PIKE, SOUTHERLY 64.5 FEET TO A POINT; THENCE N, 83 DEGREES 40' W, 130.1 FEET TO THE CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS N 8 DEGREES 43' E, 94.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PETER J. FREGA AND WIFE, BARBARA J. FREGA, HUSBAND AND WIFE, BY WARRANTY DEED FROM JASON KINCAID AND WIFE, JENNIFER KINCAID DATED JANUARY 17, 2007 AND RECORDED JANUARY 22, 2007 IN INSTRUMENT NUMBER 20070122-0008327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map & Parcel # 095-11-0189.00