FILE NO.: 221.0934733TN\EDV

BILL GARRETT, Davidson County
Trans:T20110035738 DEEDTRS
Recvd: 06/15/11 12:01 2 pgs
Fees:12.00 Taxes:0.00
20110615-0045783

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 June 29, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 200707100082068, ("Deed of Trust")Elliot T Kershaw 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 201102170013432** 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 04/29/2011, 05/06/2011 and 05/13/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 26, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 2009041300328. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 $99,987.61; 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 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 **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:

Property commonly known as: 573 Heritage Ln., Madison, TN 37115 County of Davidson A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 417, Phase IV Heritage Square of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to Elliott T. Kershaw by quitclaim deed from Leslie S. Wells and Clarence L. Wells, Jr. dated 9/8/06 and of record in Instrument No. 20060915-0114730, said Register's Office. Being the same property conveyed to Clarence L. Wells, Jr. and wife, Leslie S. Wells by deed from Joseph W. Mitchell, unmarried, dated 12/16/96 and filed of record in Book 10293, Page 713, said Register's Office. This property is investment property and has not or has never been the primary residence of Elliott T. Kershaw or his spouse.

The last recorded Warranty Deed was filed of record at Instrument 200609150114730 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 26th day of May, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of May, 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.

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

Notary Public

My Commission Expires:

NO TAX. Governmental Agency

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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 $0.00, 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 26TH DAY OF MAY 2011.

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

Notary Public

My Commission Expires:

File No.: 221.0934733TN (Kashaw)
Property Address: 573 Heritage Lane, Madison, TN 37115
Tax Parcel ID No.: 042-07-0A-153.00-CO

Mail Tax Notices To and Property Owner:

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