BILL GARRETT, Davidson County
Trans:T20110038808 DEEDTRS
Recvd: 06/29/11 09:47 6 pgs
Fees:32.00 Taxes:0.00
20110629-0049556

FILE NO.: 221.0901119TN\A

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 28, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200603080027269, ("Deed of Trust")Patricia Lee Sneed 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 201102170013437** 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 18, 25 and March 4, 2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 17, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20070531, Page 0064796. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(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 $396,084.69; 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:

Land in Davidson County, Tennessee, beginning at a point in the Easterly margin of Hillsboro Pike at the Northwest corner of the property conveyed to John G. Justice and wife, Francis L. Justice by Vaden Lackey, Jr., Trustee, of record in Book 4068, Page 904, Register's Office for said County; thence along Justice's Northerly line South 86 degrees East 500 feet to a point in the Westerly line of Edmund D. Milam and wife, thence along Milam's Westerly line North 28 degrees East 196 feet to a point in the Southerly margin of a 30 feet private drive; thence along said margin North 86 degrees West 500 feet to a point in the Easterly margin of said Hillsboro Pike; thence with the margin of same 28 degrees West 196 feet to the point of beginning. Being the same property conveyed to Charles R. Lanier and Patricia S. Johnston, both unmarried by Deed dated, March 5, 1996 from Richard M. Anderson M.D. Trustee of record in Book 9972, Page 492, Register's Office for Davidson County, Tennessee, and being further conveyed to Patricia (Lanier) Sneed by Quitclaim Deed from Charles R. Lanier of record as Instrument No. 200603080027268, said Register's Office, Patricia S. Johnston, Patricia (Lanier) Sneed and Patricia Lee Sneed are all one and the same person.

The last recorded Warranty Deed was filed of record at Instrument 200603080027268 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 17th day of March, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th 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.

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

Notary Public

My Commission Expires: NOV 23, 2014

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, 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 17TH DAY OF MARCH 2011.

Notary Public

My Commission Expires: NOV 23 2014

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

File No.: 221.0901119TN (Sneed)
Property Address: 6232 Hillsboro Pike, Nashville, TN 37215
Tax Parcel ID No.: 158-02-0-010.00

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 February 28, 2006, by Patricia Lee Sneed to Larry A. Weissman, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument 200603080027269, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to SunTrust Mortgage, Inc; and

WHEREAS, SunTrust Mortgage, Inc, 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, **March 17, 2011**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center 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:

Land in Davidson County, Tennessee, beginning at a point in the Easterly margin of Hillsboro Pike at the Northwest corner of the property conveyed to John G. Justice and wife, Francis L. Justice by Vaden Lackey, Jr., Trustee, of record in Book 4068, Page 904, Register's Office for said County; thence along Justice's Northerly line South 86 degrees East 500 feet to a point in the Westerly line of Edmund D. Milam and wife, thence along Milam's Westerly line North 28 degrees East 196 feet to a point in the Southerly margin of a 30 feet private drive; thence along said margin North 86 degrees West 500 feet to a point in the Easterly margin of said Hillsboro Pike; thence with the margin of same 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed to Charles R. Lanier and Patricia S. Johnston, both unmarried by Deed dated, March 5, 1996 from Richard M. Anderson M.D. Trustee of record in Book 9972, Page 492, Register's Office for Davidson County, Tennessee, and being further conveyed to Patricia (Lanier) Sneed by Quitclaim Deed from Charles R. Lanier of record as Instrument No. 200603080027268, said Register's Office, Patricia S. Johnston, Patricia (Lanier) Sneed and Patricia Lee Sneed are all one and the same person.

PROPERTY ADDRESS: 6232 Hillsboro Pike, Nashville, TN 37215

CURRENT OWNER(S): Patricia Lanier Sneed aka Patricia Lee Sneed aka Patricia S. Johnston

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 20070531, Page 0064796. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Deed of Trust in favor of SunTrust Bank in the amount of $95,000 filed 5/30/07 in Book 200705300064083; Judgment in favor of Captial One

Exhibit A

Bank in the amount of $7,713 filed 11/21/07 in Book 200711210136123; Judgment in favor of Collins Financial Services.

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 without further publication, upon announcement at the time and place for the sale set forth above.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Nationwide Trustee Services, Inc., Substitute Trustee
c/o Amy L. Gonzalez
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181
File No.: 221.0901119TN
Insertion Dates: February 18, 25 and March 4, 2011

NATIONWIDE TRUSTEE SERVICES, INC.

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

February 9, 2011

2011 FEB 11 PM 3:03

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
File Number: 221.0901119TN
Name Per Client: Patricia L. Sneed
Property Address: 6232 Hillsboro Pike
Nashville, TN 37215

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 March 17, 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 200705310064796.

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: Patricia Sneed. 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 $322,463.47. Interest through the sale date is approximately $7789.88. 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.