FILE NO.: 1115.1019067TN\I

BILL GARRETT, Davidson County
Trans:T20110039397 DEEDTRS
Recvd: 06/30/11 15:23 2 pgs
Fees:12.00 Taxes:0.00
20110630-0050289

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 April 09, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20040419-0044253, ("Deed of Trust")Kristi M. Carter conveyed to T. Michael Logan, 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 No. 201101030000336** 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 01/07/2011, 01/14/2011, 01/21/2011, in DAVIDSON AM, by which advertisement the sale was held on February 03, 2011, at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway. 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 **SunTrust Mortgage Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $118,656.29; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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, being Unit No. 20 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of

Covenants, Conditions and restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. the easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

The last recorded Warranty Deed was filed of record at Instrument No. 200404190044252 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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 03rd day of February, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of February, 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 GEORGIA EXPIRES MAY 27, 2012

Notary Public

My Commission Expires:

NO TAX – GOVERNMENTAL AGENCY

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File No.: 1115.1019067TN (Carter)
Property Address: 254 Buck Run Drive, Nashville, TN 37214
Tax Parcel ID No.: 122-01-0A-431.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

STATE OF GEORGIA, DeKALB COUNTY
or we hereby swear or affirm that the actual consideration for this transfer of the property transferred is $ zero which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this day of 201

Notary Public

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