FILE NO.: 221.1100282TN\EDV

BILL GARRETT, Davidson County
Trans:T20110042694 DEEDTRS
Recvd: 07/15/11 11:10 2 pgs
Fees:12.00 Taxes:0.00
20110715-0054207

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 November 20, 2009 and recorded in the Register's Office of Davidson County, TN, at Instrument 200912070111927, ("Deed of Trust")George William Johnson and Teresa L. Johnson 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 201104070026927** 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 04/15/2011, 04/22/011 and 04/29/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 12, 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, 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 $136,993.92; 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Jackson's Retreat, Phase I, Section II, of record in Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee. Said Lot 67 fronts 61.13 feet on the southerly margin of Jackson's View Road and extends back 129.22 feet on the easterly line and 130.26 feet on the westerly line to a deed line in the rear measuring 83.48 feet thereon. Conveyance of said property is made subject to the following: The plan of record in Book 5200, Pages 334 and 335, as amended in Book 5972, page 96, said Register's Office and all matters therein. Restrictive Covenants of record in Book 5741, Page 360, said Register's Office. Being the same property conveyed from Marion B. Miller and Sheila F. Miller to George William Johnson and Teresa L. Johnson by deed recorded 09/05/1996 in Book 10180, page 607 in the Register's Office of Davidson County, Tennessee. Tax Map or Parcel ID No.: 86.07-28

The last recorded Warranty Deed was filed of record at Instrument 10180, Page 607 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 12th day of May, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th 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: MAY 27, 2012

NO TAX – GOVERNMENTAL AGENCY

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File No.: 221.1100282TN (Johnson)
Property Address: 1133 Jackson View Drive, Hermitage, TN 37076
Tax Parcel ID No.: 086-07-0-028.00

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, in $ 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 12th day of May 2011

Notary Public

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