This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORPORATION
3900 WISCONSIN AVE NW.
DRAWER LR
WASHINGTON, DC, 20016-2899

PARCEL ID: 052 14 0A 039.00
2521 PENNINGTON BEND ROAD #106
NASHVILLE, TENNESSEE 37214
(A/K/A 2521 PENNINGTON BEND ROAD
NASHVILLE, TENNESSEE 37214)

BILL GARRETT, Davidson County
Trans: T20110050807 DEEDTRS
Recvd: 08/18/11 09:12 2 pgs
Fees: 12.00 Taxes: 0.00
20110818-0063804

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 20, 2006, AMY CROSS NANCE** was named Trustee in a Deed of Trust of even date executed by **TARA HEARN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$166,150.00**, principal and interest at **4.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060124-0009280,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110707-0052130,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **JULY 15, 2011/ JULY 22, 2011/ JULY 29, 2011** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deedof Trust.

PURSUANT to said advertisement on **FRIDAY, AUGUST 12, 2011 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., 1000 TECHNOLOGY DR.O'FALLON, MO 63304,** submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORPORATION,** in the amount of $ 149,837.60 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 39, ON THE PLAN OF PENNINGTON VILLAS TOWNHOMES, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040812-0097543, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION AND ESTABLISHED BY MASTER DEED IN INSTRUMENT NO. 20040811-0097169.

BEING THE SAME PROPERTY CONVEYED TO TARA HEARN, AN UNMARRIED PERSON, BY DEED DATED JANUARY 20, 2006 OF RECORD IN INSTRUMENT NO. 20060124-0009279, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2521 PENNINGTON BEND ROAD, #106, NASHVILLE, TENNESSEE 37214 (A/K/A 2521 PENNINGTON BEND ROAD, NASHVILLE, TENNESSEE 37214).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE** Tennessee, on **AUGUST 12, 2011.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **NASHVILLE**, Tennessee on **AUGUST 12, 2011.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 149,837.00
FEDERAL HOME LOAN MORTGAGE CORPORATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **12TH day of AUGUST, 2011.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203