FILE NO.: 221.J1100694TN\AMP1

BILL GARRETT, Davidson County
Trans:T20110066949 DEEDTRS
Recvd: 10/26/11 10:04 2 pgs
Fees:12.00 Taxes:0.00
20111026-0083192

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 May 23, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20070530-0064037, ("Deed of Trust")Ifar Barzelay and Mary A. Barzelay 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 Number 201104110027669** 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 09/16/2011, 09/23/2011 and 09/30/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 13, 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 $226,000.00; 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, being the easterly 30 feet of Lot No. 505 and the westerly 40 feet of Lot 503, Block B, on the Plan of Charlotte Park, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee. said parts of Lots 505 and 503 front together 70 feet on the northerly margin of Elkins Avenue. formerly Second Avenue, and extends back 150 feet on the easterly and westerly lines to a line in the rear measuring 70 feet thereon. Being the same property conveyed to Ifar Barzelay and wife Mary A. Barzelay by deed from Ben Crenshaw and wife Suzanne Crenshaw by deed dated 05-28-2004, recorded in Instrument No. 20040602-0064537, Register's Office for Davidson County, Tennessee. This property is known as 4604 Elkins Avenue, Nashville, TN 37209. 091-16-56 is the parcel identification number assigned to the property by the county tax assessor's office. Any person identified on the trust deed as a "non-borrowing spouse" or the like, if any joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any claim or interest he might have in said property, including homestead and any marital claim, or interest or right that might be granted to a spouse by law; said person having no personal liability for the repayment of the loan secured by this instrument.

The last recorded Warranty Deed was filed of record at Instrument Number 200406020064537 in the Register's Office of Davidson County, TN.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA 35-5-101(f), and all announcements and notifications were made as required therein.

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 13th day of October, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 13th day of October, 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 UGOZOH NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOV. 23, 2014

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 13TH DAY OF OCTOBER 2011.

Notary Public

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

My Commission Expires: _____

File No.: 221.J1100694TN (Barzelay)
Property Address: 4604 Elkins Avenue, Nashville, TN 37209
Tax Parcel ID No.: 091-16-0-056.00

Mail Tax Notices To and Property Owner:

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