This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 080 07 0 014.00
1432 SNELL BLVD.
NASHVILLE, TENNESSEE 37218

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

BILL GARRETT, Davidson County
Trans:T20110067023 DEEDTRS
Recvd: 10/26/11 11:25 2 pgs
Fees:12.00 Taxes:0.00
20111026-0083279

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 2, 2003, SOUTHERN TITLE, LLC** was named Trustee in a Deed of Trust of even date executed by **BENJAMIN NEWSOM, SR. (A/K/A BENJAMIN K. NEWSOM, A/K/A BENJAMIN K. NEWSOM, SR., A/K/A BENJAMIN F. NEWSOM), A SINGLE MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$90,250.00,** principal and interest at **5.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20031218-0180433,** 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. 20110707-0052129,** 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 Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, AUGUST 12, 2011 AT 3:00 P.M AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 9, 2011 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 21, 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 $_____.

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 LOT NO. 378 ON THE PLAN OF SECTION TWO, BORDEAUX HILLS, OF RECORD IN BOOK 3600, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SNELL BOULEVARD AT THE CORNER OF LOTS 377 AND 378; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 111.38 FEET TO A POINT; THENCE NORTHWESTERLY 75.46 FEET, THE SOUTHERLY MARGIN OF DOLAN DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 79.85 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, EASTERLY 39.27 FEET TO THE MARGIN OF SNELL BOULEVARD; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 59.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN F. NEWSOM AND WIFE, JEAN E. NEWSOM, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY BY THE ENTIRETY, BY QUITCLAIM DEED DATED DECEMBER 20, 1988 OF RECORD IN BOOK 7732, PAGE 769 AND RE-RECORDED IN BOOK 7795, PAGE 36, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JEAN E. NEWSOM HAVING SINCE DIED VESTING THE PROPERTY SOLELY TO BENJAMIN F. NEWSOM.

THIS IS IMPROVED PROPERTY KNOWN AS 1432 SNELL BLVD., NASHVILLE, TENNESSEE 37218.

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 **OCTOBER 21, 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 **OCTOBER 21, 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 $
FEDERAL HOME LOAN MORTGAGE CORPORATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **21ST day of OCTOBER, 2011.**

Notary Public

My Commission Expires: 1/21/2013

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

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County