BILL GARRETT, Davidson County
Trans:T20120000328 DEEDTRS
Recvd: 01/03/12 14:19 2 pgs
Fees:12.00 Taxes:0.00
20120103-0000403

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

TENNESSEE
MAP # 050-160A01400CO

RAY ELROD
FLAGSTAR: 0501307795

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 2006, and recorded in Register's Instrument No. 20070102-0000416 in the Register's Office of Davidson County, Tennessee, Ray E. Elrod husband and wife, and Mary A. Elrod wife and husband, as community property, conveyed to Victor Hazelwood, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20111128-0091957 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 20, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY SEVEN THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FEDERAL HOME LOAN MORTGAGE CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, SKYLINE VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050418-0042718, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN INST. NO. 20050418-0042718; BOOK 6029, PAGE 20; BOOK 6161, PAGE 257; BOOK 6190, PAGE 646; INST. NO. 20011127-0129091; BOOK 10558-218; INST. NO. 20030610-0079895; SAID REGISTER'S OFFICE; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Ray E. Elrod and Mary A. Elrod, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO. 20070102-0000415, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

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

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	289.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	86,099.00
	$87,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on December 20, 2011 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 20, 2011 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

My Commission Expires April 20, 2014

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
413 VAILVIEW DRIVE
NASHVILLE, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O Flagstar
5151 Corporate Drive
Troy, MI 48098

Mortgagee: None

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, December 20, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-20-2014

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014