FILE NO.: 1155.J1103176TN\CS

BILL GARRETT, Davidson County
Trans:T20120004098 DEEDTRS
Recvd: 01/18/12 10:47 2 pgs
Fees:12.00 Taxes:0.00
20120118-0004844

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 07, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 200705100056221, ("Deed of Trust")Jane Allen Mckinney conveyed to John O. Rhea, 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 PNC Bank, National Association; and

WHEREAS, **PNC Bank, National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20111300092858** 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 11/04/2011, 11/11/2011, 11/18/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 29, 2011, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena 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 **PNC Bank, National Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $118,040.57; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal Home Loan Mortgage Corporation, McLean, VA, 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 PNC Bank, National Association 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 Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 12 on the Map of a Subdivision of Lot 17 of the Harding Lytle Tract of record in Plat Book 1, page 95, Chancery Court of Nashville, Tennessee, to which reference is hereby made for a more complete description. LESS AND EXCEPT the portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 30, 1979, from Joel Gordon and Sherron Weinberger of record in Book 5445, page 686, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jane-Allen McKinney, unmarried by deed from Joel C. Gordon, married and Sylvia Weinberger, individually and Sylvia Weinberger, Trustee of record in instrument 200408240102332, said Register's Office, dated August 17, 2004. And being the same property conveyed to Ace Real Estate, LLC, a Tennessee limited liability company by Quitclaim Deed from Jane-Allen McKinney, unmarried of record in instrument 200501030000539, said Register's Office, dated December 30, 2004. And further being the same property conveyed to Ace Housing, LLC, a Tennessee limited liability company or record in instrument 200503230031555, said Register's Office, dated March 22. 2005. And further being the same property Quitclaimed to Jane-Allen McKinney, unmarried by deed from Ace Housing LLC, a Tennessee limited liability company of record in instrument 200703210034237, said Register's Office, dated March 20, 2007.

The last recorded Warranty Deed was filed of record at Instrument 200908100074762 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 Home Loan Mortgage Corporation**, its

successors and assigns forever, 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 29th day of December, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Germaine Duncan, its Asst. VP

STATE OF GEORGIA

COUNTY OF DEKALB

On this 29th day of December, 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.

Notary Public

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

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 29TH DAY OF DECEMBER 2011.

Notary Public

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

My Commission Expires: _____

File No.: 1155.J1103176TN (Mckinney)
Property Address: 826 19th Avenue N, Nashville, TN 37208
Tax Parcel ID No.: 092-07-0-299.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
1410 Springs Hill Road
McLean, VA 22102