BILL GARRETT, Davidson County
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FILE NO.: 1155.J1103166TN\R

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 no. 20070510-0056220, ("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 no. 20111229-0101559** 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 Dec. 02, 09, 16, 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 $110,000.00; 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:

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly 50 feet of Lot No. 11 on the Map of a subdivision of Lot No. 17 of the Harding Lytle Tract, as of record in Plan Book 1, Page 95, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, October 19, 1938 as follows: Beginning on the easterly margin of 19th Avenue North, formerly Walnut Street, at an iron pin 210 feet south of the southerly margin of Hermosa Street; thence with the easterly margin of 19th Avenue North, southwardly 100.0 feet to a stake; thence eastwardly 151.0 feet to a stake; thence northwardly 91.0 feet, more or less, to the southerly margin of Hamilton Street, thence with said street, westwardly 22.0 feet more or less, to the easterly line of lot no 12; thence with said line, northwardly 10.0 feet more or less, to the southerly line of Lot 13; thence with the said line south 62 degrees 15 min. west 135.0 feet to the beginning. Included in the above described property but specifically excluded herefrom is Lot No. 12 as shown on the above referenced Map in Plan Book 1, Page 95, Chancery Court at Nashville. 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 as Instrument No. 20040824.0102330, Register's Office for Davidson County, Tennessee. And further conveyed to Ace Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jane- Allen McKinney, unmarried, of record as Instrument No. 20050103-0000538, said Register's Office. And being further conveyed to Ace Housing, LLC, a Tennessee limited liability company of record as Instrument no. 20050323-0031554, said Register's Office. 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 20070321003423 7, said Register's Office, dated March 20, 2007.

The last recorded Warranty Deed was filed of record at Instrument no. 200908100074761 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 PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

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 PUBLIC GWINNETT COUNTY EXPIRES GEORGIA NOV. 23, 2014

My Commission Expires: _____

File No.: 1155.J1103166TN (Mckinney)
Property Address: 822 19Th Avenue N, Nashville, TN 37208
Tax Parcel ID No.: 092-07-0-300.00

Mail Tax Notices To and Property Owner:

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