FILE NO.: 559.J1103614TN\P

BILL GARRETT, Davidson County
Trans:T20120009612 DEEDTRS
Recvd: 02/08/12 10:35 2 pgs
Fees:12.00 Taxes:0.00
20120208-0011250

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 March 16, 2009 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200903240026297, ("Deed of Trust")Allen Maxey conveyed to Cornerstone Title & Escrow, 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 Cenlar FSB; and

WHEREAS, **Cenlar FSB,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201201190005215** 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 12/30/2011, 01/06/2012 & 01/13/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 26, 2012, 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 **Cenlar FSB**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $75,000.00; 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 Cenlar FSB 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 part of the easterly 45 feet of Lot No. 27 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office of Davidson County, Tennessee. Said part of the easterly 45 feet of Lot 27 Fronts 45 feet on the northerly side of Cherokee Avenue, and extends back between Lots Nos. 27 and 29, 150 feet to a dead line on which it measures 45 feet. Also, being a part of Lot No. 27 in the Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, a plan of which Subdivision is of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee. Beginning at a point, the northeasterly corner of said Lot No. 27; thence Southerly with the easterly line of said Lot No 27, 164.1 feet to a point in the easterly line, the northerly corner of the lot conveyed to James Whited and wife, Earlene Whited by deed from Walter B. Williams and wife, Margin L. Williams, of record in Book 2927, Page 461, said Register's Office; thence westerly with the rear line of said lot conveyed to the said James Whited and wife, 50 feet to a point; thence northerly and parallel to the easterly line of said Lot No. 27, 161 feet, more or less, to a point in the rear line of the said Lot No. 27; thence with the rear line of said Lot NO. 27, in an easterly direction 51.5 feet, more or less, to the point of Beginning. Being the same property conveyed to Allen Maxey by deed from Clara F. Conner of record in Instrument 200007050066233 on 06/30/2000 and filed for record on 07/05/2000, Register's Office for Davidson County, Being the same property conveyed to Larry King and wife, Donna King by deed from Allen Maxey, unmarried of record in Instrument 200708310104658 on 08/30/2007 and filed for record on 08/31/2007, Register's Office for Davidson County, Being the same property conveyed to Allen Maxey by deed from Larry King and wife, Donna King of record in Instrument 200902030008954 on 01/26/2009 and filed for record on 02/03/2009, Register's Office for Davidson County.

The last recorded Warranty Deed was filed of record at Instrument No. 20090203-0008954 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 26th day of January, 2012.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of January, 2012, 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

THERESA SANDERS NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA JAN. 25, 2014

My Commission Expires: 1/25/14

NO-TAX GOVERNMETNAL 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 26TH DAY OF JANUARY 2012.

Notary Public

THERESA SANDERS NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA JAN. 25, 2014

My Commission Expires: 1/25/14

File No.: 559.J1103614TN (Maxey)
Property Address: 833 Cherokee Avenue, Nashville, TN 37207
Tax Parcel ID No.: 071-12-0-093.00

Mail Tax Notices To and Property Owner:

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