BILL GARRETT, Davidson County
Trans:T20120010085 DEEDTRS
Recvd: 02/09/12 14:11 2 pgs
Fees:13.00 Taxes:365.19
20120209-0011786

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 8, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200708140096919, ("Deed of Trust"), Robert S. Watson and Theresa L. Watson conveyed to Larry A. Weissman, 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 Fannie Mae ("Federal National Mortgage Association"); and

WHEREAS, **Fannie Mae ("Federal National Mortgage Association"),** being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201201110002881** in the Register's Office of Davidson County, Tennessee; 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 Tennessee 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, Tennessee, 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 **LINDA H. VAUGHN AND ROBIN L. WHEELER**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 98,700.00**; and

WHEREAS, **LINDA H. VAUGHN AND ROBIN L. WHEELER** has/have 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 **LINDA H. VAUGHN AND ROBIN L. WHEELER** 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 **LINDA H. VAUGHN AND ROBIN L. WHEELER**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section I, Cambridge Forest, of record in Book 9700, pages 299 and 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The last recorded Warranty Deed was filed of record at Instrument No. 200012190124260 in the Register's Office of Davidson County, Tennessee.

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 forever, to **LINDA H. VAUGHN AND ROBIN L. WHEELER**, his/her/their successors and assigns, 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 M. 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 M. 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

MARK E. BRUTON NOTARY PUBLIC EXPIRES GEORGIA SEPT. 10, 2013 DOUGLAS COUNTY

My Commission Expires: September 10, 2013

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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 $ 98,700.00, 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

My Commission Expires: September 10, 2013

MARK E. BRUTON NOTARY PUBLIC EXPIRES GEORGIA SEPT. 10, 2013 DOUGLAS COUNTY

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No.: 1168.1109798TN (Watson)
Property Address: 2313 Edencrest Drive, Antioch, TN 37013
Tax Parcel ID No.: 149-15-0A-039.00-C0

Mail Tax Notices To and Property Owner:
LINDA H. VAUGHN AND ROBIN L. WHEELER
1129 DOUGLAS PLACE
GALLATIN, TN 37066