This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID: 061 06 0 067.00**
**4020 HUTSON AVENUE**
**NASHVILLE, TENNESSEE 37216**

NO MORTGAGE
New Owner - Send Tax Bills:
**FEDERAL HOME LOAN MORTGAGE CORPORATION**
**3900 WISCONSIN AVE NW.**
**DRAWER LR**
**WASHINGTON, DC, 20016-2899**

BILL GARRETT, Davidson County
Trans: T20120041296 DEEDTRS
Recvd: 06/05/12 11:56 2 pgs
Fees: 12.00 Taxes: 0.00
20120605-0048946

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **JANUARY 25, 2008, H. WALLACE MORONEY, ESQ,** was named Trustee in a Deed of Trust of even date executed by **MATTHEW S. ACORD (A/K/A MATTHEW ACORD) AND LAURA ACORD, HUSBAND AND WIFE** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$101,382.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20080201-0010485,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110513-0036737,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **MAY 4, 2012/ MAY 11, 2012/ MAY 18, 2012** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MAY 25, 2012 AT 1:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST., OWENSBORO, KY 42301,** submitted the highest and best bid, on behalf **of FEDERAL HOME LOAN MORTGAGE CORPORATION,** in the amount of **$__98,142.66__.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 200601250009409, ID# 61 06 67 BEING KNOWN AND DESIGNATED AS LOT 217, MAPLEWOOD HEIGHTS SECOND SUBDIVISION, FILED IN PLAT BOOK 547, PAGE 103, RECORDED 10/21/1925.**

**BEING THE SAME PROPERTY CONVEYED TO MATTHEW ACORD AND LAURA ACORD, HUSBAND AND WIFE, BY DEED DATED DECEMBER 22, 2005 OF RECORD IN INSTRUMENT NO. 20060125-0009409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 4020 HUTSON AVENUE, NASHVILLE, TENNESSEE 37216.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE**, Tennessee, on **MAY 25, 2012.**

**J. PHILLIP JONES**
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **NASHVILLE**, Tennessee on **MAY 25, 2012.**
**FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 98,142.66**

Affiant

Subscribed and sworn to before me, this **25TH day of MAY, 2012.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203