FILE NO.: 1155.J1103768TN\P

BILL GARRETT, Davidson County
Trans:T20120048009 DEEDTRS
Recvd: 06/29/12 10:41 2 pgs
Fees:12.00 Taxes:0.00
20120629-0057174

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 January 04, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 200701100004343, ("Deed of Trust")Valerie R. Chapman conveyed to Gail C. Victory, 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 201202290017487** 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 02/03/2012,02/10/2012, 02/17/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 08, 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 **PNC BANK, NATIONAL ASSOCIATION**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $104,396.40; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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. 345 on the Map of D. T. McGavocks & Others Addition, as of record in Book 21, Page 41, said Register's Office, to which plan reference is hereby made for a more complete description.Being the same property Included in the above, but expressly excluded therefrom is that portion thereof described in the Deed from Lottie V. Hyde to Della M. Pace of record in Book 4822, Page 431, said Register's Office. Being the same property conveyed to Valerie R. Chapman, unmarried, by deed of record in Instrument No. 200701100004342, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200701100004342 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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 08th day of March, 2012.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 08th day of March, 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.

ASHLEY M. PENGELLY NOTARY EXPIRES GEORGIA MAY 27, 2012 PUBLIC GWINNETT COUNTY

Notary Public

My Commission Expires:

NO TAX – GOVERNMENTAL AGENCY

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File No.: 1155.J1103768TN (Chapman)
Property Address: 1703 16th Avenue North, Nashville, TN 37208
Tax Parcel ID No.: 08111025500

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Fulton

STATE OF GEORGIA, DeKALB COUNTY
or we hereby swear or affirm that the actual consideration for this transfer of the property transferred is zero which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of March 2012

Notary Public

ASHLEY M. PENGELLY NOTARY EXPIRES GEORGIA MAY 27, 2012 PUBLIC GWINNETT COUNTY