This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 076 05 0 055.00
4936 SHADOWLAWN DRIVE
HERMITAGE, TENNESSEE 37076.

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:T20120063382 DEEDTRS
Recvd: 08/24/12 08:46 2 pgs
Fees:12.00 Taxes:0.00
20120824-0076192

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 21, 2007**, **LIGHTHOUSE TITLE & ESCROW, LLC** was named Trustee in a Deed of Trust of even date executed by **DARRIUS BANN, JOINED BY HIS WIFE DAVALYNN A. JOHNSON**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$126,900.00** principal and interest at **6.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070622-0074595,** 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. 20100217-0012029** 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: **JULY 20, 2012/ JULY 27, 2012/ AUGUST 3, 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, AUGUST 17, 2012 AT 3:00 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 **$ 70,320.00 .**

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF HIDDEN HILL OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 50 WHICH IS A CORNER LOT, FRONTS 114.18 FEET ON THE NORTHWESTERLY MARGIN OF SHADOW LAWN DRIVE AND FRONTS 102.63 FEET ON THE NORTHWESTERLY MARGIN OF SHADOW LAWN COURT SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET AND EXTENDS BACK 114.87 FEET ON THE NORTHWESTERLY LINE AND 110.00 FEET ON THE NORTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO DARRIUS BANN, BY DEED DATED JUNE 21, 2007 OF RECORD IN INSTRUMENT NO. 20070622-0074594, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM DARRIUS BANN TO U.S. BANK NATIONAL ASSOCIATION, BY QUITCLAIM DEED DATED JANUARY 18, 2012 OF RECORD IN INSTRUMENT NO. 20120119-0005351, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO SUBSTITUTE TRUSTEE'S DEED DATED AUGUST 6, 2010 OF RECORD IN INSTRUMENT NO. 20100810-0063210 AND AFFIDAVIT TO RESCIND FORECLOSURE SALE DATED MAY 4, 2011 OF RECORD IN INSTRUMENT NO. 20110511-0036040, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4936 SHADOWLAWN DRIVE, HERMITAGE, TENNESSEE 37076.

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 **AUGUST 17, 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 **AUGUST 17, 2012.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 70,320.00**
FEDERAL HOME LOAN MORTGAGE CORPORATION IS A TAX EXEMPT AGENCY.

Affiant

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Subscribed and sworn to before me, this **17th day of AUGUST, 2012.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

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

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County