**THIS INSTRUMENT PREPARED BY:**

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

BILL GARRETT, Davidson County
Trans:T20120069208 DEEDTRS
Recvd: 09/14/12 09:52 2 pgs
Fees:12.00 Taxes:0.00
20120914-0083467

**RETURN TO:**
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Suite 1100
Sandy Springs, Georgia 30350

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated July 11, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200307290106674 ("Deed of Trust"), Pamela Claiborne aka Pam Claiborne conveyed to Gregg S. Murphy, as Trustee, in the amount of $80,850 payable to Columbia National Incorporated 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, Homeward Residential, Inc, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20120905-0080152 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, 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 Note and 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 08/10/2012, 08/17/2012, 08/24/2012, in Davidson AM, by which advertisement the sale was held on September 6, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 200704110043138; Instrument No. 200704110043142. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 Homeward Residential, Inc, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 81,383.42; and

WHEREAS, the holder of said debt for which the 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 Homeward Residential, Inc 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 National Mortgage Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Tract 1:
Being the southerly portion of Lots No. 1, 2, 3 and 4 on the Plan of Davis Heights, Block "B", of record in Plat Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee. Said parts of Lots No. 1, 2, 3 and 4 front 76.6 feet on the westerly margin of Wendell Avenue and extend back 100.2 feet on the northerly line and 100 feet on the southerly line to a line on the rear or which it measures 89 feet.

Tract II:
Being Lots No. 9 and 10 and part of Lot No. 11 on the Plan of Davis Heights Subdivision, Block "B", of record in Book 843, Page 104 and 105, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Wendell Avenue, 250 feet south of the intersection of said Avenue with Porter Road; thence westerly 210 feet to a point; thence southerly 52 feet to a point; thence easterly 212 feet to the westerly margin of Wendell Avenue; thence with the margin of said Avenue northerly 52 feet to the point of beginning.

Being the same property conveyed to Ricky Claiborne and wife, Pam Claiborne by Warranty Deed dated June 9, 1999 from Bobby Rich Murray and wife, Belinda Murray of record in Book 11528, Page 607, Register's Office for Davidson County, Tennessee. The said Ricky Claiborne having since died and the said Pam Claiborne now being an unmarried person.

The last recorded Warranty Deed was filed of record at Book 11528, Page 607 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 T.C.A. 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 National Mortgage Association, 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 6th day of September, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Christian Mayer
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 6th day of September, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christian Mayer, 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.

ROBIN WALKER NOTARY PUBLIC EXPIRES GEORGIA FEB. 28, 2014 DeKALB COUNTY

Notary Public

My Commission Expires: _____

**NO-TAX GOVERNMENTAL AGENCY**

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STATE OF GEORGIA

COUNTY OF FULTON

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 6th day of September, 2012.

ROBIN WALKER NOTARY PUBLIC EXPIRES GEORGIA FEB. 28, 2014 DeKALB COUNTY

Notary Public

My Commission Expires: _____

File No. 1492212
Property Address: 1522 Wendell Avenue, Nashville, TN 37206
Tax Parcel ID No.: 073-13-0-049.00 and 073-13-0-048.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000