BILL GARRETT, Davidson County
Trans:T20120075015 DEEDTRS
Recvd: 10/03/12 13:06 2 pgs
Fees:12.00 Taxes:0.00
20121003-0090474

THIS INSTRUMENT PREPARED BY:

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

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 May 11, 2004, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20040610-0069141 ("Deed of Trust"), James Gregory Butler aka James G. Butler conveyed to Lender's Title Escrow, as Trustee, in the amount of $111,136 payable to National City Mortgage CO. D/B/A Commonwealth United Mortgage Company, a Corporation 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, PNC Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20120425-0035398 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 08/24/2012,08/31/2012,09/07/2012, in Davidson AM, by which advertisement the sale was held on September 20, 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. 20091119-0106468. 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 PNC Bank National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 51,557.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; 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 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 the said **Secretary of Veterans Affairs,** Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Situated in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 62 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Being the same property conveyed to James Gregory Butler, unmarried from Tiffany Gail Butler, unmarried by Quitclaim Deed dated September 18, 2001 of record in Instrument No. 20010925013499 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to James Gregory Butler and wife Tiffany Gail Butler from Carlton Enterprises, Inc. a Tennessee Corporation by Warranty Deed dated May 25, 2000 of record in Instrument No. 200005300053370 in the Register's Office for Davidson County, Tennessee. This conveyance is subject to the following: Restrictions of record in Book 10016, Page 870, amended in Book 10772, Page 988, annexed by Book 11398, Page 4, and Book 10772, Page 988; Agreement of record in Book 9938, Page 753; Deeds of record in Book 10021, Page 60 and Book 10789, Page 173; Boundary Plat of record in Plat Book 7900, Page 998, Plan of record in Book 9700, Page 796; All in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200005300053370 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 **Secretary of Veterans Affairs**, 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 20th 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 20th 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 EXPIRES GEORGIA FEB. 28, 2014 PUBLIC DeKALB COUNTY

Notary Public

My Commission Expires: _____

NO-TAX GOVERNMENTAL AGENCY

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File No. 1531012
Property Address: 1104 Brittany Park Ln, Antioch, TN 37013
Tax Parcel ID No.: 162120A06200C0

Mail Tax Notices To and Property Owner:

Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

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

Affiant

Subscribed and sworn to before me this 20th day of September, 2012

Notary Public

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