PREPARED BY AND RETURN TO:
Tiffany Parker
Shapiro & Kirsch, LLP
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BILL GARRETT, Davidson County
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 9, 2005, recorded in Instrument No. 20051214-0150033, in the Register's Office of Davidson County, Tennessee, Dometilla Rodriguez, a single person conveyed to Cumberland Title, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, JPMorgan Chase Bank, National Association appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120720-0063993, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, JPMorgan Chase Bank, National Association requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request by said JPMorgan Chase Bank, National Association, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on September 25, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JPMorgan Chase Bank, National Association, whose address is JPMorgan Chase Bank, N.A., 7255 Baymeadows Way, Jacksonville, Florida 32256, at and for the sum of $146,802.87, that being the highest and best bid offered; and,

WHEREAS, the said JPMorgan Chase Bank, National Association has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, National Association the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 35 on the Plan of Goodlettsville Heights, Section IV, as of record in Plat Book 2133, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above described property but expressly excluded therefrom is that portion of said property vested in the State of Tennessee by Final Decree of record in Book 8982, Page 691, said Register's Office, described as follows:

Beginning at the point of intersection of the existing West margin of I-65 and the South boundary line of the J.O. Norman Jr., et ux property; thence with said West margin, South 20 degrees 56 minutes 33 seconds West 9 feet, more or less to a point; thence South 37 degrees 46 minutes 27 seconds West 110.80 feet to a point in the North boundary line of the Joe Northern, et ux property; thence with said North boundary, North 69 degrees 09 minutes 22 seconds West 45 feet more or less to a point in the proposed West margin of I-65; thence with said proposed margin, North 38 degrees 45 minutes 18 seconds East 120.93 feet to a point in said South boundary of the J.O. Norman Jr., et ux property; thence with said boundary line, South 69 degrees 00 minutes 54 seconds East 42 feet, more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051214-0150033, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20051214-0150033, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded Instrument Number 200512140150032, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 1ST day of October, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1ST day of OCTOBER, 2012, before me, a Notary Public, in and for said State and County, personally appeared ASHLEY M. JONES, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MEGAN HANNA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

_____
Notary Public

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 518 Alta Loma Road, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #11-021989 / W50
Map & Parcel -03304006000

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COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
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SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on September 28, 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, 1st floor, Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP, Substitute Trustee pursuant to Deed of Trust executed by Domitilla Rodriguez, a single person, to Cumberland Title, Trustee, on December 6, 2006, of record in Instrument No. 20061214-0130032, all of record in the Davidson County Register's Office.

Holder of Deed of Trust: Capital Bank, National Association

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 181 on the Plan of Goodlettsville Heights, Section IV, as of record in Plat Book 2123, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above described property but expressly excepted therefrom is that portion of said property vested in the State of Tennessee by Final Decree of record in Book 6582, Page 891, said Register's Office, described as follows:

Beginning at the point of intersection of the existing West margin of I-65 and the South boundary line of the J.O. Norman Jr., et ux property thence with said West margin, South 20 degrees 56 minutes 33 seconds West 0 feet more or less to a point; thence South 37 degrees 46 minutes 27 seconds West 110.80 feet to a point in the North boundary line of the Joe Northern, et ux property; thence with said North boundary, North 89 degrees 09 minutes 22 seconds West 45 feet more or less to a point in the proposed West margin of I-65; thence with said proposed margin, North 38 degrees 45 minutes 18 seconds East 120.93 feet to a point in said South boundary of the J.O. Norman Jr., et ux property; thence with said boundary line, South 69 degrees 00 minutes 54 seconds East 42 feet, more or less to the point of beginning.

Street Address: 518 Ata Loma Road, Goodlettsville, Tennessee 37072

Parcel Number: 083040006000

Current Owner(s) of Property: Domitilla Rodriguez, unmarried

Other interested parties: Mortgage Electronic Registration Systems, Inc., First Magnus Financial Corporation, Fidelity Alliance, LLC, Trustee, LLC, Cumberland, Inc. and Citifinancial

The street address of the above described property is believed to be 518 Ata Loma Road, Goodlettsville, Tennessee 37072, but such address is not part of the legal description of the property said herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Kirsch, LLP, Substitute Trustee
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Aug. 24, 31, Sept. 7, 2012 Rh15823

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

August 24, 2012
August 31, 2012
September 7, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **September 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT

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