This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 052 12 0 108.00
1249 SHAWNEE ROAD
MADISON, TENNESSEE 37115

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:T20120078184 DEEDTRS
Recvd: 10/15/12 13:57 2 pgs
Fees:12.00 Taxes:0.00
20121015-0094292

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 5, 2008, WARRANTY TITLE INSURANCE CO, INC.** was named Trustee in a Deed of Trust of even date executed by **SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$140,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20081117-0113000** 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. 20120730-0067083** 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: **AUGUST 10, 2012/ AUGUST 17, 2012/ AUGUST 24, 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 31, 2012 AT 1:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 12, 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 **$ 105,600.00** .

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:

BEING LOT 73 ON THE PLAN OF SEQUOIA VALLEY, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THE SAME PROPERTY CONVEYED TO SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED AND EVA MAI RAULS, UNMARRIED, BY WARRANTY DEED DATED FEBRUARY 27, 1998 OF RECORD IN BOOK 10823, PAGE 872, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EVA MAI RAULS HAVING DIED INTESTATE JULY 17, 2008 LEAVING SARAH R. URSERY AND MATTIE THOMAS AS HEIRS AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP FILED OF RECORD IN INSTRUMENT NO. 20081117-0112998, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED AND MATTIE THOMAS, UNMARRIED, TO SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED, BY QUITCLAIM DEED DATED OCTOBER 21, 2008 OF RECORD IN INSTRUMENT NO. 20081029-0107896, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED FROM MATTIE THOMAS, UNMARRIED TO SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED, BY QUITCLAIM DEED DATED NOVEMBER 5, 2008 OF RECORD IN INSTRUMENT NO. 20081117-0112999, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1249 SHAWNEE ROAD, MADISON, TENNESSEE 37115.

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 **OCTOBER 12, 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 **OCTOBER 12, 2012.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 105,600.00**
FEDERAL HOME LOAN MORTGAGE CORPORATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **12th day of OCTOBER, 2012.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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