This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 162 07 0 146.00
115 TUSCULUM ROAD
ANTIOCH, TENNESSEE 37013

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:T20130003650 DEEDTRS
Recvd: 01/14/13 13:46 2 pgs
Fees:12.00 Taxes:0.00
20130114-0004334

TRUSTEE'S DEED

WHEREAS, on **JUNE 4, 2010, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **PATRICIA J. ZABRISKY, HER HEIRS AND ASSIGNS,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$59,500.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100614-0045638,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100614-0045638,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: **DECEMBER 21, 2012/ DECEMBER 28, 2012/ JANUARY 4, 2013** 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, JANUARY 11, 2013 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 E,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cashand 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 **$ 53,796.58 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** 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. 1 ON THE PLAN OF SECTION SEVEN, ANTIOCH PARK, OF RECORD IN BOOK 5200, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA J. ZABRISKY, BY DEED DATED AUGUST 8, 1997 OF RECORD IN BOOK 10571, PAGE 598, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 115 TUSCULUM ROAD, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Trustee, convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 a **NASHVILLE**, Tennessee, on **JANUARY 11, 2013.**

J. PHILLIP JONES
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**, 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 **JANUARY 11, 2013.**

Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 53,796.58
FEDERAL HOME LOAN MORTGAGE CORP IS A TAX EXEMPT AGENCY

Affiant

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

Subscribed and sworn to before me, this **11TH DAY OF JANUARY, 2013.**

Notary Public

My Commission Expires: 10-18-16

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

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016