BILL GARRETT, Davidson County
Trans:T20130004367 DEEDTRS
Recvd: 01/16/13 10:45 2 pgs
Fees:12.00 Taxes:0.00
20130116-0005155

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
Sandy Springs, Georgia 30350

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 10, 2008, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080325-0029585 ("Deed of Trust"), Richard P Poirier and Betty V Poirier conveyed to All Star Title, as Trustee, in the amount of $200,000 payable to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successor and assigns 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, Cenlar FSB, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201212270119192 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 11/30/2012, 12/7/2012, 12/14/2012, in The Nashville Ledger, by which advertisement the sale was held on January 3, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

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 Cenlar FSB, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 201,280.45; 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 Cenlar FSB 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 Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A tract or Parcel of land lying in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson-Miller dated April 24, 1956, containing 7.54 acres, more or less.
Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southeast corner of the herein described property and being 416 feet from a 10 inch elm located in the northerly margin and said 10 inch elm being the southeast corner of the tract of land conveyed to Sam D. Peach and Robert E. Parrish by deed from E.W. Hackney and wife, Clara F. Hackney, of record in Book 3917, page 826, said Register's Office; thence S 69 degrees 30'W along the northerly margin of Old Hickory Boulevard 306.2 feet to a point; thence N 2 degrees 20' W 1,358 feet to a point; thence S84 degrees 45'E 214 feet to a point; thence S00 degrees 45'W 110 feet to a point S8 degrees 40'E 1,120 feet, more or less to the point of beginning.
Being the same property conveyed to Richard P. Poirier and wife, Betty V. Poirier by deed from Robert E. Parish, unmarried of record in Book 6418 and Page 73 on 11/01/1984 and filed for record on 11/02/1984, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Book 6418, Page 73 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 Home Loan Mortgage Corporation, 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 3rd day of January, 2013.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Authorized Signor

STATE OF GEORGIA

COUNTY OF FULTON

On this 3rd day of January, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, 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 Authorized Signor 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.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT NOTARY PUBLIC MY COMMISSION EXPIRES MAY 13, 2014 COBB COUNTY, GEORGIA

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 3rd day of January, 2013.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT NOTARY PUBLIC MY COMMISSION EXPIRES MAY 13, 2014 COBB COUNTY, GEORGIA

File No. 1476512
Property Address: 12344 Old Hickory Blvd, Antioch, TN 37013
Tax Parcel ID No.: 165-00-0-098.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000