This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 060 12 0 020.00
2900 MORNINGSIDE DRIVE
NASHVILLE, TENNESSEE 37207
(A/K/A 2900 MORNING SIDE DRIVE
NASHVILLE, TENNESSEE 37207)

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:T20130008356 DEEDTRS
Recvd: 01/31/13 08:27 3 pgs
Fees:17.00 Taxes:0.00
20130131-0009882

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 10, 2001, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **JEFF L. MABRY (A/K/A JEFFREY LELAND MABRY, A/K/A JEFFREY L. MABRY) AND CATHY L. MABRY (A/K/A CATHY LAVON MABRY), HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$51,200.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020109-0003521** 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. 20100819-0065466** 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: **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 25, 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,** 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, SUCCESSOR BY MERGER TO FIRSTAR BANK, N.A., 4801 FREDERICA ST., OWENSBORO, KY 42301**, submitted the highest and best bid, on behalf of **FEDERAL HOME LOAN MORTGAGE CORPORATION**, in the amount of **$ 36,000.00** .

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 47 AND 48 OF BLOCK "B" ON THE MAP OF HIGHLAND PARK AS OF RECORD IN BOOK 974, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEFF L. MABRY AND WIFE, CATHY L. MABRY, BY DEED DATED OCTOBER 31, 2001 OF RECORD IN INSTRUMENT NO. 20011101-0119447, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OF REDEMPTION OF THE TENNESSEE DEPARTMENT OF REVENUE.

THIS IS IMPROVED PROPERTY KNOWN AS 2900 MORNINGSIDE DRIVE, NASHVILLE, TENNESSEE 37207 (A/K/A 2900 MORNING SIDE DRIVE, NASHVILLE, TENNESSEE 37207).

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 **JANUARY 25, 2013.**

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 **JANUARY 25, 2013.**

Notary Public

My Commission Expires: 10-18-16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 36,000.00**
FEDERAL HOME LOAN MORTGAGE CORPORATION IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **25th day of JANUARY, 2013.**

Notary Public

My Commission Expires: 10-18-16

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

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

F12. 1363

Law Office Of J. PHILLIP JONES

J. Phillip Jones
Jason S. Mangrum
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

December 18, 2012

HAND DELIVERED

Tennessee Department of Revenue
500 Deadrick Street
Nashville, TN 37242

Re:	Borrower/Taxpayer:	Jeffrey L. Mabry
	Entity ID No.	002 XXX –XX-5864
	Foreclosure Sale Date:	**JANUARY 25, 2013**
	Property:	2900 MORNINGSIDE DRIVE NASHVILLE, TN 37207 A/K/A 2900 MORNING SIDE DRIVE NASHVILLE, TN 37207

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, JANUARY 25, 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Lien;
2. Copy of the Deed of Trust being foreclosed; and
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$55,242.21**. This amount includes an unpaid principal balance of **$45,366.65**, plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$9,875.56**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: Eddie White
DATE: 12-27-12

Hand Delivered 12-27-12 9:40 a.m.