THIS INSTRUMENT PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

BILL GARRETT, Davidson County
Trans:T20130008451 DEEDTRS
Recvd: 01/31/13 10:04 2 pgs
Fees:12.00 Taxes:0.00
20130131-0010028

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 July 29, 2010, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100806-0062323 ("Deed of Trust"), Jesse W Brooks and Wanda E Brooks conveyed to Larry A. Weissman, as Trustee, in the amount of $153,000 payable to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc. 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, SunTrust Mortgage, Inc, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201301100003187 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 12/21/2012, 12/28/2012, 1/4/2013, in The Nashville Ledger, by which advertisement the sale was held on January 24, 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 SunTrust Mortgage, Inc, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 91,656.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; 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 SunTrust Mortgage, Inc 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 **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being all of Lot 10, Section One, Hickory Woods East according to plat and survey of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

Being that same property conveyed to Eldon A. Furlong and wife, Crystal S. Furlong by quitclaim deed from Eldon A. Furlong, unmarried and Felicia A. Furlong of record in Instrument #200903020017906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants appearing of record in Book 9678, page 187; Book 9764, page 44; Book 7932, page 648; Book 9786, page 923; Book 9678, page 213; Book 7857, page 87: and in Book 9680, page 319; and to minimum building setback line; public utility and drainage easements; and any and all other matters as shown on the Plat of record in Plat Book 6900, page 510; all of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse w. Brooks and wife, Wanda E. Brooks by deed from Eldon A. Furlong and wife, Crystal S. Furlong of record in Instrument #20100806-0062322, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 201008060062322 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 **Secretary of Veterans Affairs**, Washington, D.C., his 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 24th day of January, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 24th 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 COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 13, 2014

NO-TAX GOVERNMENTAL AGENCY

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File No. 1678912
Property Address: 4809 Hickory Way, Antioch, TN 37013
Tax Parcel ID No.: 176-05-0-002.00

Mail Tax Notices To and Property Owner:

Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

STATE OF GEORGIA, FULTON COUNTY

Or we hereby swear or affirm that the actual consideration for this transfer of the property transferred, or $ zero which amount is equal to or greater than the [illegible] amount in which the property transferred would command [illegible] for voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of January, 2013

Notary Public

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