THIS INSTRUMENT PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

BILL GARRETT, Davidson County
Trans:T20130014492 DEEDTRS
Recvd: 02/21/13 09:45 2 pgs
Fees:12.00 Taxes:0.00
20130221-0017331

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 April 5, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070416-0045055 ("Deed of Trust"), Jacqualine W. Webb and Nathan P. Webb conveyed to Larry A. Weissman, as Trustee, in the amount of $100,000 payable to Mortgage Electronic Registration Systems, Inc 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. 201301090002780 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 1/4/2013, 1/11/2013, 1/18/2013, in The Tennessean, by which advertisement the sale was held on January 31, 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 $ 100.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the SunTrust Mortgage, Inc, 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 Federal National Mortgage Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an iron pin in the Southerly margin of Pitts Avenue and the Northwest corner of tract of land deeded in Junior Fox and wife, Ora Fox by Derrick Sloan and wife, Hope Sloan recorded in Deed Book 5796, Page 879, in the Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Pitts Avenue South 65 deg. 16 min. East 114.7 feet to an iron pin; thence leaving Pitts Avenue South 12 deg. 32 min. West 115.4 feet to an iron pin; thence North 87 deg. 44 min. West 80.4 feet to an iron pin in an existing fence; thence along said fence North 00 deg. 26 min. East 157.5 feet to an iron pin in the Southerly margin of Pitts Avenue being the point of beginning.

Being the same property conveyed to Nathan P. Webb and wife, Jacqualine W. Webb by Warranty Deed from Jesse P. Pilote, Unmarried, dated April 5, 2007, recorded April 16, 2007, in Book 20070416-0045054, Page _____, Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20070416-0045054 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 National Mortgage Association, 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 31st day of January, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 31st 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.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

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 31st day of January, 2013.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

File No. 1897312
Property Address: 306 Pitts Ave, Old Hickory, TN 37138
Tax Parcel ID No.: 053-16-0-145.00

Mail Tax Notices To and Property Owner:
Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000