**THIS INSTRUMENT PREPARED BY:**
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

**RETURN TO:**
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350

BILL GARRETT, Davidson County
Trans:T20130020952 DEEDTRS
Recvd: 03/14/13 12:12 6 pgs
Fees:32.00 Taxes:0.00
20130314-0025513

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated April 29, 2008, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080507-0047118 ("Deed of Trust"), Steven Jones conveyed to Robert M. Wilson, Jr., as Trustee, in the amount of $113,000 payable to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, 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, Bank of America, N.A., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201301070001603 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 12/7/2012, 12/14/2012, 12/21/2012, in The Nashville Ledger, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20081008-0101921. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 Bank of America, N.A., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 114,743.42; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, 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 Bank of America, N.A. 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Property located at: 111 Scenic View Road, Davidson County, Old Hickory, TN. Beginning at a concrete monument at the south end of the return at the northwest corner of the intersection of Havron Avenue and Hillman Place and running thence the following courses and distances: In a northwesterly direction along the north margin of Havron Avenue a distance of 138.2 feet to a concrete monument at the beginning of a curve; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 44.6 feet to an iron pin, being the common corner between Lots 77 and 78; thence continuing in a northwesterly direction around a curve and along the north margin of Havron Avenue a distance of 45 feet to a concrete monument; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 145.7 feet to an iron pin in the common corner between Lots 75 and 76 and the point of beginning; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 100 feet to an iron pin on the common line between Lots 74 and 75; thence in a northeasterly direction along the common line between Lots 74 and 75 a distance of 166.7 feet to the rear line of Lot 58; thence in a southeasterly direction along the margin of Lots 58 and 59, a distance of 100 feet to an iron pin on the common line between Lots 75 and 76; thence in a southwesterly direction along the common line between Lots 75 and 76 a distance of 165.9 feet to an iron pin and the point of beginning.

Being the same property conveyed to Steven Jones on 04/27/2005, by deed from Charles E. Dale and wife, Joycelyn S. Dale, filed for record on 05/02/2005, in Instrument No. 20050502-0048415, Register's Office for Davidson County.

The last recorded Warranty Deed was filed of record at Instrument Number 20050502-0048415 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**

**********

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. 1591712
Property Address: 111 Scenic View Road, Old Hickory, TN 37138-3815
Tax Parcel ID No.: 044-05-0-019.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
PO Box 650043
Dallas TX, 75265
404-398-6000

# NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
400 NORTHRIDGE ROAD SUITE 700- MC- 7
SANDY SPRINGS, GEORGIA 30350

PHONE: 404-417-4040
FAX: 866-848-1853


**EXHIBIT A**

**VIA UPS # 1ZA4773V0198532368**

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

**Re: Notice of Federal Tax Lien**

| | |
|---|---|
| **File No.:** | **1591712** |
| **Loan No.:** | **XXXXX2397** |
| **Borrower(s):** | **Steven Jones** |
| **Property Address:** | **111 Scenic View Road** |
| | **Old Hickory, TN 37138-3815** |

Dear Sir(s) and/or Madam(s):

I am writing to advise you, in accordance with 26 U.S.C. 7425, that Bank of America, N.A. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 3, 2013. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20081008-0101921.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Steve Jones (XXX-XX-8554)

The unpaid principal balance of the loan against the above-referenced property is approximately $107,108.57. Interest through the sale date is approximately $4,385.58. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

***Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope***. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Nationwide Trustee Services, Inc.

Enclosures
cc: Bank of America, N.A.

File No.: 1591712

**EXHIBIT B**


**NATIONWIDE TRUSTEE SERVICES, INC.**
SUBSTITUTE TRUSTEE
400 NORTHRIDGE ROAD SUITE 700- MC- 7
SANDY SPRINGS, GEORGIA 30350

PHONE: 404-417-4040
FAX: 866-848-1853



RECEIVED
2012 DEC -6 PM 2:28
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN


**VIA UPS # 1ZA4773V0198532368**

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

**Re: Notice of Federal Tax Lien**

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We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Steve Jones (XXX-XX-8554)

The unpaid principal balance of the loan against the above-referenced property is approximately $107,108.57. Interest through the sale date is approximately $3,882.32. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

***Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope.*** If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Nationwide Trustee Services, Inc.

Enclosures
cc: Bank of America, N.A.