THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130026763 DEEDTRS
Recvd: 04/03/13 08:11 2 pgs
Fees:12.00 Taxes:0.00
20130403-0032605

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 February 13, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060301-0023349 ("Deed of Trust"), Donald Parker and Angela Parker F/K/A Angela Joy Hiter conveyed to Statewide Title and Escrow of Tennessee, LLC, as Trustee, in the amount of $74,400 payable to Mortgage Electronic Registration Systems, Inc solely as nominee for First Magnus Financial Corporation 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, Nationstar Mortgage LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130221-0017336 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 2/22/2013, 3/1/2013, 3/8/2013, in The Tennessean, by which advertisement the sale was held on March 21, 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 Nationstar Mortgage LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $77,578.09; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Nationstar Mortgage LLC, 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 Nationstar Mortgage LLC 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11A of the Zone Lot Division of Lot Nos. 10 and 11 of 1st Revision, Plan of Larchwood Section One B of record in Plat Book 6250, page 852, amending Plat Book 5190, page 157, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela Joy Hiter, unmarried by Warranty Deed from Gisela Phelps F/K/A Gisela Hedwig Sites dated 08/28/98 and filed for record on 09/01/98 in Book 11091, page 567, Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to Donald Parker and wife, Angela Parker as joint tenants with the right to survivorship by Quitclaim Deed from Angela Joy Hiter (N/K/A Angela Parker) dated 01/13/06 and filed for record on 03/01/2006 in Instrument # 20060301-0023348, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200603010023348 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 21st day of March, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 21st day of March, 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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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 21st day of March, 2013.

Notary Public

My Commission Expires: May 13, 2014

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

File No. 1792812
Property Address: 735 Fitzpatrick Rd, Nashville, TN 37214
Tax Parcel ID No.: 096-16-0-115.00

Mail Tax Notices To and Property Owner:

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