STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 170,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April 20 13
Deputy Register

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

BILL GARRETT, Davidson County
Trans:T20130032698 DEEDTRS
Recvd: 04/22/13 10:13 7 pgs
Fees:38.00 Taxes:629.00
20130422-0039625

RETURN TO:
George Brandt
603 Sautherland Street
Nashville, TN 37206

SUBSTITUTE TRUSTEE'S DEED

GB

WHEREAS, by Deed of Trust dated June 24, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. ~~2003709-0094374~~ ("Deed of Trust"), Stephen D Gray and Gerry Ann Gray conveyed to Closing and Title Services Inc., as Trustee, in the amount of $176,500 payable to First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and #20030709-0094374

WHEREAS, First Horizon Home Loans a division of First Tennessee Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130307-0022607 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 2/15/2013, 2/22/2013, 3/1/2013, in The Tennessean, by which advertisement the sale was held on March 14, 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. 200909250089194. 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 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 George Brandt, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $[redacted] and

WHEREAS, the holder of the debt has assigned its interests in the said property to the George Brandt, 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 George Brandt 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 George Brandt, 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 the 12th Civil District of Davidson County, Tennessee, being the easterly one-half of Tract No. 9, as shown on an unrecorded survey by Johnson & Dillehay, Surveyor License No. 1352, dated October 25, 1985, and described as follows:

Beginning at an iron pin set on the northerly margin of Baker Road, being the Southeast corner of this tract and the Southwest corner of a tract of land conveyed to R.L. Carpenter by Deed of record in Deed Book 6581, Page 580, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Baker Road North 49 deg. 26 min. 36 sec. West 50.00 feet to a point; thence leaving the northerly margin of Baker Road North 26 deg. 54 min. 25 sec. East 1487.75 feet, more or less, to a point in the southerly margin of the Seaboard System Railroad right-of-way; thence along the southerly margin of the Seaboard System Railroad right-of-way South 60 deg. 26 min. 14 sec. East 425.75 feet, more or less, to an iron pin found, said iron pin being in the Northeast corner of this tract and the Northwest corner of a tract of land conveyed to J.K. Williams by Deed of record in Book 6201, page 73, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of the Williams property South 26 deg. 54 min. 25 sec. West 1010.75 feet to an iron pin set; thence leaving the westerly margin of the Williams property and along the northerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property South 26 deg. 54 min. 25 sec. West 532.00 feet to the point of beginning, containing 10.94 acres, more or less.

Being the same property conveyed to Stephen D. Gray, Unmarried by Warranty Deed of record in Book 10939, Page 477, Register's Office for Davidson County, Tennessee.

Stephen D. Gray having since married to Gerry Ann Gray. Gerry Ann Gray joins in this conveyance for the purpose of conveying any right, title, or interest, that she may have, marital or otherwise, in and to subject property

The last recorded Warranty Deed was filed of record at Instrument No. 200408260103431 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 George Brandt, 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 14th day of March, 2013.

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

STATE OF GEORGIA

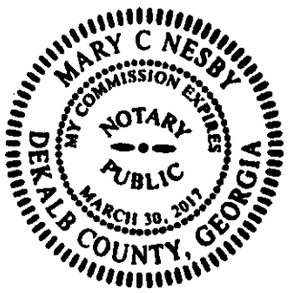
COUNTY OF FULTON

On this 14th 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.

Mary C Nesby
Notary Public

My Commission Expires: 3/30/2017



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STATE OF GEORGIA
COUNTY OF FULTON

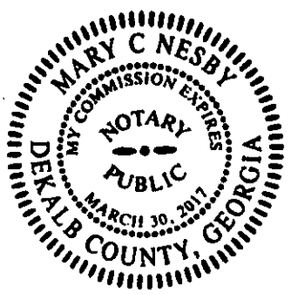
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is [redacted] which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14th day of March, 2013.

Mary C Nesby
Notary Public

My Commission Expires: 3/30/2017



File No. 1890212
Property Address: 1979 Baker Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 012-00-0-111.00

Mail Tax Notices To and Property Owner:
George Brandt
603 Sautherland Street
Nashville, TN 37206
615-336-9670

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 # 1ZA4773V0196926160

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

Re: **Notice of Federal Tax Lien**

File No.:	**1890212**
Loan No.:	**XXXXXX1242**
Borrower(s):	**Stephen D Gray and Gerry Ann Gray**
Property Address:	**1979 Baker Road**
	Goodlettsville, TN 37072

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

I am writing to advise you, in accordance with 26 U.S.C. 7425, that NationStar Mortgage LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on March 14, 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. 200909250089194.

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: Stephen D. & Gerry A Gray (XXX-XX-)

The unpaid principal balance of the loan against the above-referenced property is approximately $84,686.49. Interest through the sale date is approximately $2,138.04. 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: NationStar Mortgage LLC

File No.: 1890212

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured by a Deed of Trust executed on June 24, 2003, by Stephen D Gray and Gerry Ann Gray to Closing and Title Services Inc., Trustee, for the benefit of First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans and appearing of record in Register's Office of Davidson County, Tennessee, in Instrument No.2003709-0094374; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to First Horizon Home Loans a division of First Tennessee Bank National Association and

WHEREAS, First Horizon Home Loans a division of First Tennessee Bank National Association, as the holder of the Note for which debt is owed, ("Note Holder"), appointed the undersigned, Nationwide Trustee Services, Inc., as Substitute Trustee by instrument filed or to be filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; 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

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Note Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or its duly appointed attorneys or agents, by virtue of the power and authority vested in it, will on Thursday, March 14, 2013, commencing at 12:00 pm at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

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

Land in the 12th Civil District of Davidson County, Tennessee, being the easterly one-half of Tract No. 9, as shown on an unrecorded survey by Johnson & Dillehay, Surveyor License No. 1352, dated October 25, 1985, and described as follows:

Beginning at an iron pin set on the northerly margin of Baker Road, being the Southeast corner of this tract and the Southwest corner of a tract of land conveyed to R.L. Carpenter by Deed of record in Deed Book 6581, Page 580, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Baker Road North 49 deg. 26 min. 36 sec. West 50.00 feet to a point; thence leaving the northerly margin of Baker Road North 26 deg. 54 min. 25 sec. East 1487.75 feet, more or less, to a point in the southerly margin of the Seaboard System Railroad right-of-way; thence along the southerly margin of the Seaboard System Railroad right-of-way South 60 deg. 26 min. 14 sec.

East 425.75 feet, more or less, to an iron pin found, said iron pin being in the Northeast corner of this tract and the Northwest corner of a tract of land conveyed to J.K. Williams by Deed of record in Book 6201, page 73, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of the Williams property South 26 deg. 54 min. 25 sec. West 1010.75 feet to an iron pin set; thence leaving the westerly margin of the Williams property and along the northerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property South 26 deg. 54 min. 25 sec. West 532.00 feet to the point of beginning, containing 10.94 acres, more or less.

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Stephen D. Gray having since married to Gerry Ann Gray. Gerry Ann Gray joins in this conveyance for the purpose of conveying any right, title, or interest, that she may have, marital or otherwise, in and to subject property

PROPERTY ADDRESS: 1979 Baker Road, Goodlettsville, TN 37072
CURRENT OWNER(S):

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose. Substitute Trustee will only convey any interest he/she may have in the property at the time of sale. Property is sold "as is, where is."

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY**, pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. 200909250089194. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Regions Bank

For every lien or claim of lien of the state identified above, please be advised notice required by § 67-1-1433 (b)(1) was timely given and that any sale of the property herein referenced will be subject to the right of the state to redeem the land as provided for in § 67-1-1433(c)(1).

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

NATIONWIDE TRUSTEE SERVICES, INC.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350
404-417-4040
File No.: 1890212
Web Site: www.JFLegal.com

Insertion Dates: 2/15/2013, 2/22/2013, 3/1/2013