THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130050596 DEEDTRS
Recvd: 06/17/13 10:05 2 pgs
Fees:12.00 Taxes:0.00
20130617-0061410

RETURN TO:

Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 2010, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100628-0050386 ("Deed of Trust"), Arnold L Smith conveyed to Jonathan R. Vinson, as Trustee, in the amount of $90,594 payable to Mortgage Electronic Registration Systems, Inc., as sole nominee for F&M Bank 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. 20130408-0034283 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 04/26/2013, 05/03/2013, 05/10/2013, in The Tennesean, by which advertisement the sale was held on May 23, 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 $44,065.00; 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 **Secretary of Veterans Affairs**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 70, Building No. 27 and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhomes, Phase 2, as of record in Book 4675, page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret N. Blake, unmarried by deed from William J.Donnelly and wife Frances Burris Donnelly of record in Book 10180, page 51, Register's Office for Davidson County, Tennessee, dated August 30, 1996.

Being the same property conveyed to Arnold L. Smith, an unmarried man, by Deed recorded simultaneously herewith in Instrument # 20100628-0050385, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument Number 201006280050385 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**, 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 23rd day of May, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 23rd day of May, 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. 148713
Property Address: 3880 Priest Lake Drive #70, Nashville, TN 37217
Tax Parcel ID No.: 136-0B-025.00-CO

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 in this instrument amount is equal to or greater than the amount for which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 23 day of May, 2013

Notary Public

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