BILL GARRETT, Davidson County
Trans:T20130056582 DEEDTRS
Recvd: 07/03/13 09:36 2 pgs
Fees:12.00 Taxes:0.00
20130703-0068694

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

TENNESSEE
MAP # 041-111003600

MARY LEAL
GREEN TREE: 68438005

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 7, 2003, and recorded in Instrument Number 20030411-0048417 in the Register's Office of Davidson County, Tennessee, Mary C. Leal, single, conveyed to Arnold M. Weiss, Attorney, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 25, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY TWO THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TN, MORE PARTICULARLY DESCRIBED AS BOUNDED AS FOLLOWS, TO WIT: BEING LOT NO. 435 ON THE PLAN OF BELLSHIRE ESTATES, SECTION B, A PLAT OF WHICH APPEARS OF RECORD IN BOOK 2331, PAGE 129, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 435 FRONTS 107 FEET ON THE SOUTHEASTERLY SIDE OF BANBURY DRIVE AND EXTENDS BACK 323.6 FEET ON THE NORTHEASTERLY LINE AND 283.6 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 195.6 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Mary C. Leal, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT NO. 20030411-0048416, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF TRUSTEE	12.00
PUBLICATION EXPENSE	293.50
ATTORNEY'S FEES AND TRUSTEES FEES	900.00
CREDIT ON NOTE	81,669.50
	$82,875.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, has on June 25, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 25, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3933 BANBURY DRIVE
NASHVILLE, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. Box 650043
Dallas, TX 75265-0043

Mortgagee: None

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June 25, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016