THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130058549 DEEDTRS
Recvd: 07/10/13 09:25 2 pgs
Fees:12.00 Taxes:0.00
20130710-0071126

RETURN TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20071129-0138288 ("Deed of Trust"), Linda R. Edison and Gilbert H. Edison, Sr. conveyed to W. Aaron Fortner, as Trustee, in the amount of $68,000 payable to Mortgage Electronic Registration Systems, Inc., as nominee for Churchill Mortgage Corporation, 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, Cenlar FSB, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130617-0061409 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 5/31/2013,6/7/2013,6/14/2013, in Nashville Ledger, by which advertisement the sale was held on June 27, 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 Cenlar FSB, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $74,456.47; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Cenlar FSB, 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 Cenlar FSB as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Nationwide Trustee Services of Virginia, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey unto the **Federal Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Tax/Map ID: 071-14-0-003.00

Being the westerly 11.5 ft. of Lot 32 and extends back between parallel lines of 150 ft. to a 10 ft. alley and being part of Lot 32 as shown on the plan of record the Resubdivision of Lots 31, 32 & 33 of the Weakley and Dodd's Subdivision of record in Book 6050, page 581, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description.
This Legal taken from previous deed.

Being the same property conveyed to Gilbert H. Edison, Sr. and wife, Linda R. Edison by deed from Melvin Weber Enterprises, Inc. of record in Book 10241, page 758, filed on 10-30-96, said Register's Office.

The last recorded Warranty Deed was filed of record at Book 10241, Page 758 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 Home Loan Mortgage Corporation**, its successors and assigns forever, to whom the said, Nationwide Trustee Services of Virginia, 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 of Virginia, Inc., Substitute Trustee, has hereunto set his hand, this 27th day of June, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 27th day of June, 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 of Virginia, 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

MARY C NESBY NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 30, 2017 DEKALB COUNTY, GEORGIA

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 27th day of June, 2013.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 30, 2017 DEKALB COUNTY, GEORGIA

File No. 1731812
Property Address: 125 Fern Ave, Nashville, TN 37207
Tax Parcel ID No.: 071-14-0-003.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
Point West Plaza
8609 Westwood Center Dr.
Vienne, VA 22182
703-760-2000