THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130076259 DEEDTRS
Recvd: 09/04/13 10:02 2 pgs
Fees:12.00 Taxes:0.00
20130904-0092966

RETURN TO:

Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 17, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070523-0061478 ("Deed of Trust"), Charles H. Butler conveyed to Robert M. Wilson, Jr., as Trustee, in the amount of $65,000 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender 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, Federal National Mortgage Association ("FNMA"), being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130812-0084169 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 7/26/2013,8/2/2013,8/9/2013, in Nashville Ledger, by which advertisement the sale was held on August 22, 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, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Federal National Mortgage Association ("FNMA"), being the highest, best and last bidder, became the purchaser of said property at and for the sum of $68,728.94; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association ("FNMA"), 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 Federal National Mortgage Association ("FNMA") as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, 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:

Land in Davidson County, Tennessee and being the Northerly 43 feet of Lot No. 99 in D.T. McGavock's Others Addition (incorrectly referenced as T. McGavock's Addition to Nashville), a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at the Northeast corner of Lot No. 99 in said McGavock's Plan, running Southerly and with the Westerly margin of 11th Avenue North, formerly Fillmore Street, 43 feet to a point, 7 feet Northwardly of the Northeast corner of Lot No. 98; thence Westwardly and parallel with the Northerly margin of said Lot No. 98, 150 feet, more or less, to an alley; thence with the Easterly margin of said alley Northerly 43 feet, more or less, to Northwest corner of said Lot No. 99; thence Easterly 150 feet to the beginning.

This being the same property conveyed to James H. Keesee, unmarried by Warranty Deed of Adrienne Brandon, unmarried dated October 14, 2005 and recorded October 17, 2005 in Instrument No. 20051017-0124738, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Charles H. Butler and Mark Lepera by Warranty Deed of James H. Keesee, unmarried recorded May 19, 2006 in Instrument No. 20060519-0058985, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Charles H. Butler by Quitclaim Deed of Mark Lepera recorded April 23, 2007 in Instrument No. 20070423-0047927, Register's Office for Davidson County, Tennessee.

Map and Parcel: 81-11-565

The last recorded Warranty Deed was filed of record at Instrument No. 20070423-0047927 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, Priority Trustee Services of TN, LLC, 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, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 22nd day of August, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 22nd day of August, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, 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 Assistant Vice President of Priority Trustee Services of TN, LLC, 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

WANDA D. HOLLIS NOTARY PUBLIC EXPIRES GEORGIA DEC. 09, 2016 DOUGLAS COUNTY

My Commission Expires: _____

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 22nd day of August, 2013.

Notary Public

WANDA D. HOLLIS NOTARY PUBLIC EXPIRES GEORGIA DEC. 09, 2016 DOUGLAS COUNTY

My Commission Expires: _____

File No. 1662213
Property Address: 1625 11th Ave N, Nashville, TN 37208
Tax Parcel ID No.: 081 11 0 565.00

Mail Tax Notices To and Property Owner:

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