BILL GARRETT, Davidson County
Trans:T20130084070 DEEDTRS
Recvd: 09/30/13 08:57 2 pgs
Fees:12.00 Taxes:0.00
20130930-0102135

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 # 082-07-0-190.00

FRANCES EDMISTER
GREEN TREE: 62318217

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 2006, and recorded in Instrument Number 20061117-0142971 in the Register's Office of Davidson County, Tennessee, Frances Edmister, an unmarried woman, conveyed to Dennie R. Marshall, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in INSTRUMENT NO. 20130903-0092516 in the Register's Office of said County; 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 September 24, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of 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 FORTY TWO THOUSAND SEVEN HUNDRED FIFTY 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 Substitute 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 Substitute 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF TOWNWOOD HOMES, SECTION 1, AS OF RECORD IN BOOK 3106, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF JOSEPH STREET, AT THE COMMON CORNER OF LOTS NOS. 18 AND 19; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 83 DEG. 47' EAST 136 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHERLY 10.4 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE, NORTHWESTERLY 31.15 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HANCOCK STREET; THENCE WITH THE MARGIN OF THE SAME, NORTH 83 DEG. 02' WEST 91 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.60 FEET TO THE EASTERLY MARGIN OF JOSEPH STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 6.7 FEET TO THE POINT OF BEGINNING.

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

Fran Edmister, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20061117-0142970, 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, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	347.50
ATTORNEY'S FEES AND TRUSTEES FEES	900.00
CREDIT ON NOTE	41,490.50
	$42,750.00

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, Substitute Trustee, has on September 24, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 24, 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 Substitute 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
735 JOSEPH AVENUE
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, September 24, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

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