BILL GARRETT, Davidson County
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20131002-0103238

FILE NO.: 13-12456

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Dana J. Hayden, unmarried conveyed to Larry A. Weissman as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated July 31, 2006 and recorded on August 2, 2006 at Instrument No. 20060802-0093913 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **SunTrust Mortgage, Inc.**; 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. 20130830-0091793 in the Office of the Register of Deeds of Davidson County, Tennessee; 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 Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, 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, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on September 17, 2013 at 10:00AM to the highest and best bidder for cash, at which sale SunTrust Mortgage, Inc., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $106,487.41; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal National Mortgage Association, it successors and assigns; and

WHEREAS, Federal National Mortgage Association 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Federal National Mortgage Association as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot Number 137 on the plan of Haynes Estates, Section III, which is of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot Number 137 fronts 100 feet on the northerly side of Lytle Drive and runs back between lines 155.27 feet on the westerly side and 202.32 feet on the easterly side to a line at the rear on which it measures 74.65 feet thereon.

Being the same property conveyed to Dana J. Hayden from Woodbine Community Organization, Inc., dated 07/31/06 of record in Instrument No. 20060802-0093912, Register's Office for Davidson County, Tennessee.

Property commonly known as: 3118 Lytle Drive, Nashville, TN 37218.

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/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney Nick Adler** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 27th day of September, 2013.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Substitute Trustee
277 Mallory Station Road
Suite 115
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nicic Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

SHAWN ATHIS STATE OF TENNESSEE Notary Public TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-4-13

My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $106,487.41, 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 September, 2013.

SHAWN ATHIS STATE OF TENNESSEE Notary Public TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-4-13

My Commission Expires NOV. 4, 2013

Brock & Scott File No.: 13-12456
Property Address: 3118 Lytle Drive, Nashville, TN 37218
Tax Parcel I.D. No.: 059 09 0 088.00
Property Owner and Tax Notices:
Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, GA 30326