THIS INSTRUMENT PREPARED BY:
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

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

BILL GARRETT, Davidson County
Trans:T20130101279 DEEDTRS
Recvd: 12/03/13 09:47 2 pgs
Fees:12.00 Taxes:0.00
20131203-0122827

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200708080094610. ("Deed of Trust"), Amanda L. Stucky, A Single Person conveyed to Reli Title, as Trustee, in the amount of $105,000.00, payable to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Magnus Financial Corporation 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, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130909-0094761 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 10/4/2013 10/11/2013 10/18/2013, in Nashville Ledger, by which advertisement the sale was held on October 31, 2013, 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, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $87,697.60; 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Federal National Mortgage Association 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, being Lot No. 36 on the Plan of McMurray Court, a de minimus planned unit development, of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jerry Lynn Phelps, Jr. by deed from Stephen J. Shelton and wife, Cathy G. Shelton, dated 5/11/05 of record in Instrument No. 200505310061130, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor(s) herein by deed dated _____, of record in Instrument No. 20070808-0094609, Register's Office for Davidson County, TN.

The last recorded Warranty Deed was filed of record at Instrument No. 200708080094609 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 31st day of October, 2013.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 31st day of October, 2013 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berassi, 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 Priority Trustee Services of TN, LLC, 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.

Notary Public

WANDA D. HOLLIS NOTARY EXPIRES GEORGIA DEC. 09, 2016 PUBLIC 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 THIS 31st day of October, 2013.

Notary Public

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

My Commission Expires: _____

File No. 77541
Property Address: 136 MCMURRAY CIRCLE, NASHVILLE, TN 37211
Tax Parcel ID No.: 147-16-O'A-036.00CO

Mail Tax Notices To and Property Owner:

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