FILE NO.: 14-02566

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

BILL GARRETT, Davidson County
Trans:T20140029031 DEEDTRS
Recvd: 04/29/14 09:51 3 pgs
Fees:17.00 Taxes:0.00
20140429-0035781

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, David N. Hite conveyed to Gail C. Victory as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for State Farm Bank, F.S.B., 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 January 11, 2010 and recorded on January 25, 2010, Instrument No. 20100125-0006342 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 **State Farm Bank F.S.B.**; and

WHEREAS, State Farm Bank F.S.B., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140304-0017987 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 April 22, 2014 at 10:00AM to the highest and best bidder for cash, at which sale State Farm Bank F.S.B., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $76,338.49; 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Section III, The Knoll, as of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee.
Said Lot No. 49 fronts 90.24 feet on the easterly side of Bettie Drive and extends back 220.58 feet on the northeasterly line and 220.64 feet on the southerly line, to a dead line in the rear on which it measures 90.6 feet.

Being the same premises as conveyed in deed from Robert L. Dunn, unmarried recorded 06/04/1999 in Document Number 0595820, Book 11512, Page 491 in said county and state.

Commonly known as: 909 Bettie Dr., Old Hickory, TN. 37138

Tax ID: 04413003600

Property commonly known as: 909 Bettie Drive, Old Hickory, TN 37138.

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 28 day of April, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Nick Adler
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nick 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.

Kathryn Cassidy
Notary Public

My Commission Expires: 8/23/16

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG 23, 2016

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 $76,338.49, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nick Adler

Subscribed and sworn to before me on this 28 day of April, 2014.

Kathryn Cassidy
Notary Public

My Commission Expires: 8/23/16

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Brock & Scott File No.: 14-02566
Property Address: 909 Bettie Drive, Old Hickory, TN 37138
Tax Parcel I.D. No.: 044 13 0 036.00
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal National Mortgage Association
3900 Wisconsin Avenue, NW
Washington, DC 20016-2892