PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
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Fax (901)761-5690

S&K:11-028946

Tennessee FHA

This Deed was corrected to properly reflect the removal of subject to tenant's right verbiage in Substitute Trustee's Deed which was recorded in Instrument number 20140421-0033141.

Davidson County DEEDTRS
Recvd: 06/26/14 08:13 3 pgs
Fees:17.00 Taxes:0.00
20140626-0055813

CORRECTED SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 2007, recorded in Instrument No. 20071001-0116290; modified at Instrument Number 20110621-0047463, in the Register's Office of Davidson County, Tennessee, Jacqueline Marie Smith, a single woman conveyed to Stewart Title, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by instrument of record in Instrument Number 20121105-0101744, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, 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 March 21, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. §501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Branch Banking and Trust Company, whose address is Branch Banking & Trust Company, 301 College Street, Greenville, South Carolina 29601, at and for the sum of $129,031.00, that being the highest and best bid offered; and,

WHEREAS, the said Branch Banking and Trust Company has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; and,

WHEREAS, the purchaser 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 Branch Banking and Trust Company the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, as described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 103 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements in the Master Deed.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071001-0116290; modified at Instrument Number 20110621-0047463, in the Register's Office of Davidson County, Tennessee.

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The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20071001-0116290; modified at Instrument Number 20110621-0047463, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20071001-0116289, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, Washington, D.C., his and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 23rd day of June, 2014.

Shapiro & Kirsch, LLP

By: Bridget Cole

Bridget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23 day of June 2014, before me, a Notary Public, in and for said State and County, personally appeared Bridget Cole, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

No tax-federal governmental agency. 42 U.S.C. § 3532.

PROPERTY ADDRESS: 103 Ellington Place, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

S&K File #11-028946 / STH
Map & Parcel -051100B04100CO

I, Oscie Bonner, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

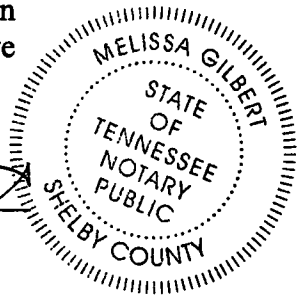
Signature

June 25, 2014
Date

State of Tennessee

County of Shelby

On this the 25th day of June, 2014, personally appeared before me, a notary public for this county and state, Oscie Bonner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES
AUGUST 01, 2016

My Commission Expires: _____

S&K No. 11-028946