THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDTRS
Recvd: 01/25/07 14:18 3 pgs
Fees:18.00 Taxes:1.85
20070125-0010485

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL #
James Roberts **201 Thompson Lane** **Nashville, TN 37211**	James Roberts **201 Thompson Lane** **Nashville, TN 37211**	043-09-0 068.00

WHEREAS, on the 7th day of December, 1994, ROY L. BROCK executed a Deed of Trust to THOMAS STATEN or BRENDA ARCHBOLD, trustees, to secure a promissory note in the amount of $52,500.00, payable to the order of BANK OF AMERICA ISAOA ATIMA, authorized agent for the Secretary of Veterans Affairs, an officer of the United States of America, all is fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Record Book 9540, page 869, to which reference is hereby made; and

WHEREAS, on the 17th day of July, 2006, BANK OF AMERICA ISAOA ATIMA, authorized agent for the Secretary of Veterans Affairs, an officer of the United States of America, executed an Assignment of Deed of Trust and Note to NATIONWIDE MUTUAL FIRE INSURANCE COMPANY; and

WHEREAS, the undersigned was appointed Substitute Trustee by NATIONWIDE MUTUAL FIRE INSURANCE COMPANY by instrument of record, which is of record in the Register's Office for Davidson County, Tennessee, with Instrument No. 20070124-0009889; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Recorder, a newspaper with circulation in Davidson County, Tennessee, on November 9, 2006, November 16, 2006, and November 23, 2006; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said real property for sale to the highest bidder for cash, at public outcry, outside the entrance to the building located at 501 Broadway, Nashville, Tennessee,

being the location of the Davidson County Register of Deeds, Davidson County, Tennessee, at 11:00 a.m. on January 25, 2006, and

James Roberts being the highest and best bidders thereof, became the purchasers of said property for the sum of $500.00 (Five Hundred Dollars and No/100 Cents).

NOW THEREFORE, STEVEN J. MEISNER, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to James Roberts, the GRANTEES herein, their successors, heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 20 and the westerly 45 feet of Lot Number 21, Block A, on the Plan of Overlook Estates, of record in Plat Book 843, at page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roy Brock by deed from Jesse Brown, Secretary of Veterans Affairs, dated December 5, 1994, recorded simultaneously with the Deed of Trust and Note dated December 7, 1994, from Roy L. Brock to Bank of America ISAOA ATIMA, authorized agent for the Secretary of Veterans Affairs, an officer of the United States of America, and the Deed of Trust securing the same, recorded in Register's Office for Davidson County Tennessee, in Record Book 9540, Page 869.

TO HAVE AND TO HOLD the said tract or parcel of land, free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. STEVEN J. MEISNER, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, their Substitutes, heirs and assigns, against the lawful claims of all persons claiming by, through or under his, but not otherwise.

This conveyance is made subject to the following:

> Any easements or restrictions of record; and restrictions, conditions and encumbrances superior said Deed of Trust.

This is improved property known as: 245 Lovell Street, Madison, Tennessee, 37115.

The actual consideration or value for this transfer is $500

Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 25th day of January, 2006.7

Rhonda Pritchett
NOTARY PUBLIC

My Commission Expires: 9/25/2010

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of January, 2006.7

Steven J. Meisner
Substitute Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, Rhonda Pritchett a Notary Public in and for said County and State, the within named, STEVEN J. MEISNER, the Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2006 2007

Rhonda Pritchett
NOTARY PUBLIC

My Commission Expires: 9/25/2010