FILE NO.: 226.0504400TN\SBS
LOAN NO.: 0010355048\CONV

Davidson County DEEDTRS
Recvd: 04/04/07 11:35 7 pg
Fees:38.00 Taxes:366.30
20070404-0040345

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 30, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20030103-0001293, ("Deed of Trust")John Martin and Betty L. Martin conveyed to William S. Carman, Sr., as Trustee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2; and

WHEREAS, **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20061023-0130878** in the Register's Office of Davidson County, TN; 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, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 02/15/2007, 02/22/2007, 03/01/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 08, 2007, at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20060328, Page 0034997. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $99,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold 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 Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lots No. 78 and 79 on the Plan of G.E. Jackson Subdivision a.k.a C.E. Jackson Subdivision of the Marable Lot, according to survey and plat of same of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee to which Plan and Survey reference is hereby made for a more complete description thereof. Being the same property conveyed to John Martin and wife, Betty martin, by Deed from Tracy N. McCarley, unmarried, of record in Instrument No. 200301030001292. Register's Office for Davidson County, Tennessee. Being the same property identified in Scrivener's Affidavit of Error for Warranty Deed of record in Inst# 200510070121615, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200606210074294 in the Register's Office of Davidson County, TN.

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 **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2**, its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, warrants the

SS

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, L.L.C**, Substitute Trustee, has hereunto set his hand, this 08th day of March, 2007.

Priority Trustee Services of TN, L.L.C
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 08th day of March, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dionne Simmons, 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 Vice President of **Priority Trustee Services of TN, L.L.C.**, 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 limited liability company by himself or herself as such officer or member.

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

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 27, 2009

Notary Public

My Commission Expires:

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STATE OF GEORGIA

COUNTY OF DEKALB

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 $99,000.00, 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 08TH DAY OF MARCH 2007.

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 27, 2009

Notary Public

My Commission Expires:

MSP No.: 226.0504400TN
Lender Loan No.: 0010355048
Property Address: 3321 Clifton Avenue, Nashville, TN 37209
Tax Parcel ID No.: 92-05; 340.00

Mail Tax Notices To and Property Owner:

Option One Mortgage Corporation
3 Ada, C 879 AM
Irvine, CA 92618

MORRIS, SCHNEIDER & PRIOR, L.L.C.

ATTORNEYS AND COUNSELORS AT LAW
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

Exhibit A

February 7, 2007

VIA UPS TRACKING
1Z38W7A20199981084

Area Director- Compliance
Attn: Technical Support- James Kelly
801 Broadway MDP 53
Nashville, TN 37203

Re: Notice of Federal Tax Lien
MSP File Number: 226.0504400TN
Lender Loan No.: 0010355048
Name Per Client: John Martin
Property Address: 3321 Clifton Avenue
Nashville, TN 37209

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Option One Mortgage Corporation has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on March 8, 2007. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that **one** federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Book 20060328, Page 0034997.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: John A. Martin [redacted]-3144. A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $118,342.57. Interest through the sale date is approximately $12,920.58. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter

and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
MORRIS, SCHNEIDER & PRIOR, L.L.C.

Stephanie B. Solomon

Enclosures
cc: Option One Mortgage Corporation

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on December 30, 2002, by John Martin and Betty Martin to William S. Carman, Sr., Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20030103-0001293, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2; and

WHEREAS, Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **March 8, 2007** (having been postponed from the previous sale date of July 21, 2005), commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots No. 78 and 79 on the Plan of G.E. Jackson Subdivision a.k.a C.E. Jackson Subdivision of the Marable Lot, according to survey and plat of same of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee to which Plan and Survey reference is hereby made for a more complete description thereof. Being the same property conveyed to John Martin and wife, Betty martin, by Deed from Tracy N. McCarley, unmarried, of record in Instrument No. 200301030001292. Register's Office for Davidson County, Tennessee. Being the same property identified in Scrivener's Affidavit of Error for Warranty Deed of record in Inst# 200510070121615, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 3321 Clifton Avenue, Nashville, TN 37209

CURRENT OWNER(S): John Martin and Betty Martin

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 20060328, Page 0034997. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Judgement for Metro Nashville amt $447.45 filed 9/12/06 Inst 20060912-0112846, Judgement for Chernau Chaffin & Burnsed amt $1,406.55 filed 3/31/06 inst 200603310036875, Judgement for Metro Public Health Dept for 50.00 filed 8/7/06 inst 200608070096564.

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are

expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o Stephanie B. Solomon
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 226.0504400TN
Insertion Dates: 02/15/2007, 02/22/2007, 03/01/2007

Exhibit B

Track Shipments

Track Packages & Freight **Quantum View** **Flex Global View**

Tracking Summary Printer Friend

Tracking Number:	1Z 38W 7A2 01 9998 108 4
	→View package progress
Type:	Package
Status:	**Delivered**
Delivered on:	02/08/2007 9:50 A.M.
Delivered to:	NASHVILLE, TN, US
Signed by:	HARRIS
Service Type:	NEXT DAY AIR

Tracking results provided by UPS: 03/19/2007 1:22 P.M. EST (USA)

Printer Friendly

NOTICE: UPS authorizes you to use UPS tracking systems solely to track shipments tenc for you to UPS for delivery and for no other purpose. Any other use of UPS tracking syste information is strictly prohibited.

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