FILE NO.: 381.0708296TN\amp
LOAN NO.: 0691283436\CONV

Davidson County DEEDTRS
Recvd: 07/20/07 10:28 2 pgs
Fees:13.00 Taxes:321.90
20070720-0086415

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 August 17, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20060825-0105139, ("Deed of Trust")Tarsheka Hamilton and Damon Hamilton conveyed to Ernest B. Williams IV, 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, **Washington Mutual Mortgage Securities Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 20070403-0039779** 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 06/15/2007, 06/22/2007, 06/29/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 12, 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, 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 **Washington Mutual Bank**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $87,000.00; 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 Washington Mutual Bank 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 **Washington Mutual Bank**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Located in the 12DA-43640 Civil District of Davidson County, Tennessee. Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of A.B. Spain's Subdivision of Lischey Garden, as of record in Book 161, Page 116, Register's Office for said County, and described as follows: Beginning at a pointing the northerly margin of Mile End Avenue 60 feet to a point, the southwest corner of the lot conveyed to C.L. Rose and wife, by deed from Henry Molter and wife, of record in Book 1110, Page 58, said Register's Office; thence northerly, with Rose's westerly line, and parallel with the easterly margin of Jones Avenue 150 feet to a point, Rose's northwest corner; thence westerly, parallel with the northerly margin of Mile End Avenue, 60 feet to a point, thence southerly 150 feet to the point of beginning. Being the same property conveyed to Tarsheka Hamilton, from Jillian Etherington, by deed of record in Record Book _____, Page_____, 20060825-0105138, in the Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 200608250105138 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 **Washington Mutual Bank**, its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, L.L.C.**, 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, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 12th day of July, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of July, 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.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

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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 $87,000.00, 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 12TH DAY OF JULY 2007.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

MSP No.: 381.0708296TN (Hamilton)
Lender Loan No.: 0691283436
Property Address: 705 Douglas Avenue, Nashville, TN 37207
Tax Parcel ID No.: 071 - 16 - 052.00

Mail Tax Notices To and Property Owner:

Washington Mutual Bank, F.A.
19850 Plummer Street, Mail Stop N070206
Chatsworth, CA 91311