FILE NO.: 754.0715047TN\SAT
LOAN NO.: 1002075539\CONV

Davidson County DEEDTRS
Recvd: 08/09/07 10:21 2 pgs
Fees:13.00 Taxes:189.33
20070809-0095270

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 October 19, 2005 and recorded in the Register's Office of Davidson County, TN, at INSTRUMENT 200510210127257, ("Deed of Trust")Dawn Gibson and David Gibson conveyed to Stones River Title Co., LLC, 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, **Wachovia Bank, National Association, by Specialized Loan Servicing, LLC, Attorney in Fact,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **INSTRUMENT 20070629007706** 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 6/29/07, 7/6/07, 7/13/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 26, 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 **Wachovia Bank, National Association, by Specialized Loan Servicing, LLC, Attorney in Fact**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $51,170.45; 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 Wachovia Bank, National Association, by Specialized Loan Servicing, LLC, Attorney in Fact 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 **Wachovia Bank, National Association, by Specialized Loan Servicing, LLC, Attorney in Fact**, 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 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING UNIT 1 OF MASTER DEED FOR 2971 ANDERSON ROAD CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 200301130005154 AS SET OUT IN EXHIBIT C AMENDING LOT 94 ON THE PLAN OF SECTION ONE, FOREST VIEW PARK PLAN OF RECORD IN PLAT BOOK 3700, PAGE 109 AND 110, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DAWN GIBSON DAVID GIBSON FROM GARY NELSON, SR. GARY NELSON, JR., BY WARRANTY DEED OF RECORD IN INSTRUMENT # 200510210127256, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at INSTRUMENT 20051021, Page 0127256 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 **Wachovia Bank, National Association, by Specialized Loan Servicing, LLC, Attorney in Fact**, 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.

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IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 26th day of July, 2007.

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

Robin M. Walker NOTARY PUBLIC DeKalb County, Ga

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th 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.

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

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 $51,170.45, 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 26TH DAY OF JULY 2007.

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires: _____

MSP No.: 754.0715047TN (Gibson)
Lender Loan No.: 1002075539
Property Address: 2973 Anderson Road, Nashville, TN 37217
Tax Parcel ID No.: 150-05-0-C;1.00

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing, LLC
8742 Lucent Blvd. Suite 300
Highlands Ranch, CO 80129

Robin M. Walker NOTARY PUBLIC DeKalb County, Ga