FILE NO.: 414.0713869TN\ALK
LOAN NO.: 7429569320\CONV

Davidson County DEEDTRS
Recvd: 12/06/07 12:23 2 pgs
Fees:13.00 Taxes:404.13

20071206-0141381

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 06, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200607120083767, ("Deed of Trust")Mark Lepera conveyed to Atty Arnold M. Weiss, 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, **Mortgage Electronic Registration Systems, Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20071101-0128760** 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 11/2/07, 11/9/07, 11/16/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 29, 2007, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A 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 **Homecomings Financial, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $109,225.00; 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 Homecomings Financial, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Homecomings Financial, LLC**, 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 LOT NOS. 16 AND 17 ON THE MAP OF ROCK HILL SUBDIVISION OF BLOCK "A" OF THE PROPERTY OF MR. EMMA W. DISMUKES IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, ASCRIBED ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR AUGUST OF 1945 AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF FARRIS AVENUE AT A POINT 650 FT. SOUTH OF THE PROPERTY CONVEYED TO MCHALE FARRIS AND WIFE BY DEED FROM EMMA W. DISMUKES, OF. RECORD IN BOOK 1244, PAGE 138, REGISTERS OFFICE FOR SAID COUNTY, SAID POINT BEING THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 200 FT. THENCE SOUTHWARDLY 100 FT. TO THE CORNER OF LOTS NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS; WESTWARDLY 200 FT. TO THE EASTERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE, NORTHWARDLY 100 FT. TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO MARK LEPERA BY WARRANTY DEED FROM KRISHA LENNAIL BROWN, RECORDED ON THE 24TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060124-0008992, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. shown of record.

The last recorded Warranty Deed was filed of record at Instrument No. 20060124008992 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 **Homecomings Financial, LLC**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, 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, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 29th day of November, 2007.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 29th day of November, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chris Mayer, 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 **Nationwide Trustee Services, Inc.**, 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.

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 $109,225.00, 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 29TH DAY OF NOVEMBER 2007.

Notary Public

My Commission Expires: _____

MSP No.: 414.0713869TN (Lepera)
Lender Loan No.: 7429569320
Property Address: 217 Farris Avenue, Madison, TN 37115
Tax Parcel ID No.: 04315008900

Mail Tax Notices To and Property Owner:

GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034