FILE NO.: 414.0709815TN\ALK
LOAN NO.: 0359391243\CONV

Davidson County DEEDTRS
Recvd: 01/02/08 10:12 2 pgs
Fees:13.00 Taxes:99.90
20080102-0000162

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 March 17, 2006 and recorded in the Register's Office of Davidson County, TN. at INSTRUMENT No. 20060321-0032294, ("Deed of Trust")Tanoka Adams and Monique Adams conveyed to CHRIS ANDERSON, 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. 200712100142119** 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 11/16/07, 11/23/07, 11/30/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 13, 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 **Liquidation Properties, Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $27,000.00; 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 Liquidation Properties, Inc. 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 **Liquidation Properties, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

EXHIBIT "A" THAT REAL PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, AND MORE CERTAINLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF GEORGE SHIELDS SECOND ADDITION TO NORTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 146, REGISTERS OFFICE FOR SAID COUNTY. SAID LOT NO. 38 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ST. LOUIS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO SUNNY OWUNNAH BY DEED DATED 4-12-2001 FROM CLARENCE SUMMEY OF RECORD IN INSTRUMENT NO. 20010417-0037647, SAID REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE. SAID DEED HAVING FURTHER BEEN CONVEYED BY QUITCLAIM DEED TO TANOKA ADAMS FROM SUNNY OWUNNAH OF RECORD DATED 6-2-2005 IN INSTRUMENT NO. 20050603-0063441, SAID REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE. THE DERIVATION OF SAME BEING: The same being property conveyed by Deed executed by SUNNY OWUNNAH, on 6-2- 2005, as recorded on 6-3-2005 at Book/Liber . Page Folio . Instrument No, 20050603-0063441 in the land records of DAVIDSON COUNTY. Parcel Identification Number: 081-07-0-176.00

The last recorded Warranty Deed was filed of record at INSTRUMENT No. 200603210032293 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 **Liquidation Properties, Inc.,** 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 13th day of December, 2007.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 13th day of December, 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.

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 $27,000.00, 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 13TH DAY OF DECEMBER 2007.

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

Notary Public

My Commission Expires: _____

MSP No.: 414.0709815TN (Adams)
Lender Loan No.: 0359391243
Property Address: 1706 Saint Louis Street, Nashville, TN 37208
Tax Parcel ID No.: 081-07;176.00

Mail Tax Notices To and Property Owner:

GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034