FILE NO.: 381.0718103TN\X
LOAN NO.: 0755984663\CONV

Davidson County DEEDTRS
Recvd: 01/18/08 10:22 2 pgs
Fees:13.00 Taxes:1273.73

20080118-0005855

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 November 01, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20061107-0138360, ("Deed of Trust")Steven E. Towe conveyed to Nations Title Agency of TN, Inc., 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 Washington Mutual Bank; and

WHEREAS, **Washington Mutual Bank,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20071214-0143919** 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 12/13/07, 12/20/07, 12/27/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 03, 2008, 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 **Washington Mutual Bank**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $344,250.00; 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 **Nationwide Trustee Services, Inc.**, 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:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 73, a Resubdivision of Lots 71, 72 & 73, on the Plan of Rose Estates, Section 1 of record in Plat Book 5190, page 753, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to Steven E. Towe, unmarried, by Warranty Deed from Donald L. Sullens and wife, Harriett G. Sullens, dated 9-27-02 and recorded 10-02-02 in Instrument No. 20021002-0119645, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200210020119645 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, **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 03rd day of January, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of January, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, 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. Welker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires: April 12, 2008

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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 $344,250.00, 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 03RD DAY OF JANUARY 2008.

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

Notary Public

My Commission Expires: April 12, 2008

MSP No.: 381.0718103TN (Towe)
Lender Loan No.: 0755984663
Property Address: 806 Rose Park Drive, Nashville, TN 37206
Tax Parcel ID No.: 084 - 05; 42.00

Mail Tax Notices To and Property Owner:

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