Davidson County DEEDTRS
Recvd: 01/22/08 11:41 7 pgs
Fees:38.00 Taxes:754.80
20080122-0006465

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 8, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200006140059261, ("Deed of Trust"), Charles E. Dickerson and Anneliese Dickerson conveyed to John J. Owens, 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 Mortgage Electronic Registration Systems Inc. its successors and assigns, as nominee for Household Finance Corporation, is successors and assigns; and

WHEREAS, **Deutsche Bank National Trust Company as Trustee for the holders of GSAMP 2002-HE2, Mortgage Pass Through Certificates, Series 2002-HE2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20071029-0127166** in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 10/4/07, 10/11/07 & 10/18/07, 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, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20011017, Page 0113102; Book 20060612, Page 0069862. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **B&B Investments Properties of Brentwood, Rodney Brower, Partner**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 204,001.00**; and

WHEREAS, **B&B Investments Properties of Brentwood, Rodney Brower, Partner** has/have 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 **B&B Investments Properties of Brentwood, Rodney Brower, Partner** 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 **B&B Investments Properties of Brentwood, Rodney Brower, Partner**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot Number 16 on the Plan of Wildflower Place, of record in Plat Book 9700 at Page 444, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Dickerson and wife, Anneliese Dickerson by Warranty Deed from new Hope Associates, a General Partnership dated _____, 2000 and recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200006140059260 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **B&B Investments Properties of Brentwood, Rodney Brower, Partner**, his/her/their successors and assigns, 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.

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.

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 $ 204,001.00, 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.

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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MSP No.: 416.0721310TN (Dickerson)
Lender Loan No.: 10964632
Property Address: 7041 Wild Iris Drive, Nashville, TN 37221
Tax Parcel ID No.: 142-15-0-E;016.00

Mail Tax Notices To and Property Owner:
B&B Investments Properties of Brentwood, Rodney Brower, Partner
460 Franklin Road
Franklin,TN37069

EXHIBIT A

PRIORITY TRUSTEE SERVICES OF TN, L.L.C.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

September 27, 2007

VIA UPS TRACKING #
1Z 4X7 Y68 01 9324 5174

Area Director- Compliance
Attn: Technical Support- James Kelly
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
MSP File Number: **416.0721310TN**
Lender Loan No.: **10964632**
Name Per Client: **Charles E. Dickerson**
Property Address: **7041 Wild Iris Drive**
Nashville, TN 37221

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Litton Loan Servicing has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 25, 2007. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the Davidson County records indicates that two federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20011017-0113102; Instrument No. 20060612-0069862.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Charles E. (406-64-2338) & Anneliese P. Dickerson. A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $199,679.68. Interest through the sale date is approximately $10,056.47. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

about this matter, please do not hesitate to contact this office.

Sincerely,
MR Default Services on behalf of
PRIORITY TRUSTEE SERVICES OF TN, L.L.C.

Uniti Jones

Enclosures
cc: Litton Loan Servicing

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on June 8, 2000, by Charles E. Dickerson and Anneliese Dickerson to John J. Owens, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 200006140059261, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Mortgage Electronic Registration Systems Inc. its successors and assigns, as nominee for Household Finance Corporation, is successors and assigns; and

WHEREAS, Deutsche Bank National Trust Company as Trustee for the holders of GSAMP 2002-HE2, Mortgage Pass Through Certificates, Series 2002-HE2, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **October 25, 2007**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:
All certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot Number 16 on the Plan of Wildflower Place, of record in Plat Book 9700 at Page 444, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Dickerson and wife, Anneliese Dickerson by Warranty Deed from new Hope Associates, a General Partnership dated _____, 2000 and recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 7041 Wild Iris Drive, Nashville, TN 37221

CURRENT OWNER(S): Charles E. Dickerson and Anneliese Dickerson

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 20011017, Page 0113102; Book 20060612, Page 0069862. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Department of Justice Lien in the amount of $76,288.42 filed 5/26/05 at instrument #200505260058844; Judgment in favor of Citibank in the amount of $5,526.30 filed 9/30/05 instrument #200509300117809

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned

will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o Uniti Jones
Priority Trustee Services Of Tn, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 416.0721310TN
Insertion Dates: 10/4/07, 10/11/07 & 10/18/07

EXHIBIT B

07213 10 TN

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

October 3, 2007

Priority Trustee Services of TN, L.L.C.
1587 Northeast Expressway
Atlanta, Georgia 30329

Dear Ms. Jones:

This is to acknowledge receipt of your correspondence dated September 27, 2007 regarding Charles E. & Anneliese P. Dickerson, 7041 Wild Iris Drive, Nashville, Tennessee 37221, TIN XXX-XX-2338. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

for Gwannette M. Claybrook
Technical Services Group Manager

Enclosure