FILE NO.: 414.0414925TN\rmcgee
LOAN NO.: 7437761794\CONV

Davidson County DEEDTRS
Recvd: 01/23/08 09:56 2 pgs
Fees:13.00 Taxes:484.33
20080123-0006953

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 15, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200403160029986, ("Deed of Trust")Latrena Thomas and Toney Thomas conveyed to Alfed E. Abbey, 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. as sole Nominee for Sebring Capital Partners,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200801140003848** 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 12/7/07, 12/14/07, 12/21/07, in THE NASHVILLE RECORD, by which advertisement the sale was originally scheduled for December 27, 2007 and postponed to January 03, 2008 and was postponed to and held on January 17, 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 **The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $130,900.00; 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 The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee 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 **The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee**, 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 No. 32 on the Plan of Greenwood Subdivision, a Planned Unit Development, Phase One, of record in Instrument No. 20000922-0094259, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Mt. View, LLC a Tennessee limited liability company, by Deed from 101 Construction Company, a Tennessee Corporation, of record in Book 10148, Page 987 and in Book 10463, Page 919, and by Deed from Macco S. Sawyers and Bobby L. Warfield of record in Book 10148, Page 976, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record in Instrument NO. 200403160029985, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200403160029985 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 **The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee**, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 17th day of January, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17th 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.

Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

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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 $130,900.00, 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 17TH DAY OF JANUARY 2008.

Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

MSP No.: 414.0414925TN (Thomas)
Lender Loan No.: 7437761794
Property Address: 2213 Green Trails Drive, Antioch, TN 37013
Tax Parcel ID No.: 162130A03200C0

Mail Tax Notices To and Property Owner:

GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034