Davidson County DEEDTRS
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Prepared by and Return to:
Laura Grifka/pbogle 01/03/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 07-15647 /Peggy Sue Tharp

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 18, 2005 , and recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 200508290102966, ("Deed of Trust"), Peggy Sue Tharp conveyed to Smith Smolar Associates, PLLC, Trustee, 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. ; 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 in Instrument No. 20071226-0147087, 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 12/14, 12/21, 12/28, in The Nashville Record - Davidson , by which advertisement the sale was held on January 3, 2008 , in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale B & P Restorations, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $108,800.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to B & P Restorations, its successors and assigns;

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 B & P Restorations as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto B & P Restorations, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 B & P Restorations, its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on January 3, 2008 .

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On January 3, 2008 , before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

My Commission Expires: 7/25/10

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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 $108,800.00, 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 January 3, 2008 .

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
B & P Restorations
James Beller
7905 Saddle Ridge Trace
Nashville, TN 37221

Map & Parcel No.: 128130A40400C0
Property Address: 404 Westfield Drive
Nashville, TN 37221

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 404 of the Westfield Condominiums (formerly The Hamlet), a Horizontal Property Regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, Registers Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy Sue Tharp, married, by Deed from David J. Underhill, dated March 28, 1994, of Record in Book 9292, Page 932, Registers Office for Davidson County, Tennessee.

Peggy Sue Tharp is now divorced.