FILE NO.: 414.0621901TN\X
LOAN NO.: 7438871782\CONV

Davidson County DEEDTRS
Recvd: 02/21/08 09:54 2 pgs
Fees:13.00 Taxes:314.50
20080221-0016897

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 December 17, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument no. 200412220152175, ("Deed of Trust")Latreca Hall conveyed to Charles B. Quinn, Jr., 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 Southtrust Mortgage Corp. d/b/a Equibanc Mortgage,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument no. 20080213-0014393** 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 November 29, 2007 and postponed to January 10, 2008 and was postponed to and held on February 14, 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 JPMorgan 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 $85,000.00; 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan 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 JPMorgan 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:

Being in the 13th, formerly the 23rd Civil District of said county and state, being part of Lot No. 1 on the unrecorded subdivision of the J.S. Sprulock Lands on West Trinity Lane, described partly according to a survey made by Erle Drake, County Surveyor, November 20, 1935 as follows. Beginning at a point on the northerly margin of West Trinity Land, formerly Youngs Lane as now widened at the intersection of the northerly margin of said lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, by Asbery Martin and wife by Deed of Record in Book 1306, Page 428, Register's Office for said County; thence with said Purvis boundary line North 14 1/4° West 230 feet; thence westerly and parallel with the northerly margin of said lane 90 feet; thence South 14 1/4° East 230 feet to the northerly margin of said lane; thence with the northerly margin of said lane, easterly 90 feet to the beginning, included in the above description, but excluded from this conveyance the property conveyed to the Metropolitan Government of Nashville and Davidson County recorded December 11, 1990 in Book8255, Page 212, Register's Office for Davidson County, Tennessee. Being the same property conveyed to E.L. Young, Jr. and wife Barbara A. Young by QuitClaim Deed from E. L. Young, Jr. recorded September 17, 1997 in Book 10611, Page 861, Register's Office for Davidson County, Tennessee. E. L. Young, Jr. has since died. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book 200412220152174, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument no. 200412220152174 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 JPMorgan 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.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 14th day of February, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of February, 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.

Ronald Key
Notary Public

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

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 $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14TH DAY OF FEBRUARY 2008.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

MSP No.: 414.0621901TN (Hall)
Lender Loan No.: 7438871782
Property Address: 1201 West Trinty Lane, Nashville, TN 37128
Tax Parcel ID No.: 070-06;025.00

Mail Tax Notices To and Property Owner:

GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034