Davidson County DEEDTRS
Recvd: 02/27/08 09:19 2 pgs
Fees:13.00 Taxes:165.39
20080227-0019058

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 November 19, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 10703, Page 830, ("Deed of Trust"), John Marshall Andrews, III and Ella Pope Andrews conveyed to Stephen R. Josleyn, 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 Citi Mortgage; and

WHEREAS, **Citi Mortgage,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20080204-0011187, Page** , 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 January 18, 25, and February 1, 2008, in THE NASHVILLE RECORD, by which advertisement the sale was 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, Tennessee, 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 **Aubrey Hiam**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $44,700.00; and

WHEREAS, **Aubrey Hiam** 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 **Aubrey Hiam** 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 **Aubrey Hiam**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4, Block "E" Greenland Estates, a plat of which is of record in Book 974, page 13, Register's Office for said County.

Said Lot No. 4 fronts 57.2 feet on the easterly side of Addine Street and extends back between lines 176.7 feet on the northerly side and 148.7 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to John Marshall Andrews, III and wife, Ella Pope Andrews, by deed of record in Book 3218, page 469, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 3218, Page 469, 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 **Aubrey Hiam**, 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 14th day of February, 2008.

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 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.

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

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 $ 44,700.00 , 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 14th DAY OF FEBRUARY 2008.

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

My Commission Expires: April 12, 2008

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MSP No.: 177.0719476TN (Andrews)
Lender Loan No.: 601869802
Property Address: 4112 Addine Street, Nashville, TN 37216
Tax Parcel ID No.: 061-16; 135.00

Mail Tax Notices To and Property Owner:
Aubrey Hiam
301 Fairbanks Road
Goodlettsville,TN37072