Davidson County DEEDTRS
Recvd: 02/28/08 12:53 2 pgs
Fees:13.00 Taxes:320.05
20080228-0019739

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 August 29, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200109060096925, ("Deed of Trust"). William S. David conveyed to Allen E. Schwartz, Esq., 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 Washington Mutual Bank. If whole loan, verify if titled as FNMA. If so, f/c in name of FNMA.; and

WHEREAS, **Washington Mutual Bank,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200802040011189** 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 **Rebecca Buckosh**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 86,500.00**; and

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

Being Lot No. 240 on the Plan of Debra Heights, Section 2, of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Together with a contagious parcel of land lying to the rear of Lot 240 described as beginning at the rear common corner of Lots 239 and 240; thence S. 4 deg. 50' 53" East 78.36 feet to a point; thence S. 74 deg. 22' 27" West 75.32 feet to a point; thence N. 10 deg. 40' 42" West 80 feet to the common corner of Lot 240 and 241; thence with the rear line of Lot 240 East 83.12 feet to the point of beginning.

Being the same property conveyed to William S. David, An Unmarried person by deed from Charley Monroe Roberts & wife Terri L. Roberts of record in instrument Number 200007110068765, Register's office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 200007110068765 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 **Rebecca Buckosh**, 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.

Ronald Key
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 $ 86,500.00, 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.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

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

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MSP No.: 802.0801607TN (David)
Lender Loan No.: 8011631465
Property Address: 809 Reeves Road, Antioch, TN 37013
Tax Parcel ID No.: 148 - 16; 42.00

Mail Tax Notices To and Property Owner:
Rebecca Buckosh
278 Bluegrass Drive
Hendersonville, TN37075