FILE NO.: 560.0714917TN\X
LOAN NO.: 0323980771\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 03/07/08 12:37 2 pgs
Fees:13.00 Taxes:216.06
20080307-0023316

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 27, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200506020062421, ("Deed of Trust")Deshaun W. Garrett and Rosyln R. Garrett aka Roslyn R. Garrett conveyed to Bicentenial Title & Escrow, IN, 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 Wells Fargo Bank National Association as Trustee; and

WHEREAS, **Wells Fargo Bank National Association as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200802070012721** 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 February 7, 14 and 21, 2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 28, 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 **Wells Fargo Bank National Association as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $58,395.33; 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 Wells Fargo Bank National Association 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 **Wells Fargo Bank National Association 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 the North 7.5 feet of Lot No. 9, and the South 50 feet of the North 57.8 feet of said Lot No. 9, and the South 42.5 feet of Lot No. 10 on the Map of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee. To which plat reference is hereby made for a more particular description of said property. INCLUDED in the above description but expressly EXCLUDED there from is all that property conveyed to Metropolitan Government of Davidson County by deed of record in Book 5782, Page 893, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Deshaun W. Garrett and Roslyn R. Garrett, husband and wife, by Warranty Deed from Federal National Mortgage Association, in Instrument Number 20050602-0062420 Register's Office for Davidson County Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200506020062420 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 **Wells Fargo Bank National Association 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.

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IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 28th day of February, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 28th 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.

Notary Public

My Commission Expires: April 12, 2008

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
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 $58,395.33, 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 28TH DAY OF FEBRUARY 2008.

Notary Public

My Commission Expires: April 12, 2008

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

MSP No.: 560.0714917TN (Garrett)
Lender Loan No.: 0323980771
Property Address: 1605 23rd Avenue North, Nashville, TN 37208
Tax Parcel ID No.: 081-10;340.00

Mail Tax Notices To and Property Owner:

HomeEq Servicing Corp
Default Cash/Suite 200
North Highlands, CA 95660