Davidson County DEEDTRS
Recvd: 03/14/08 09:27 2 pgs
Fees:13.00 Taxes:90.28
20080314-0025889

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 January 31, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Book 10340, Page 948, ("Deed of Trust"), Daniel Chisam and Deborah Chisam conveyed to Richard A. Northcutt, 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 Credit Based Asset Servicing and Securitization, LLC; and

WHEREAS, **Credit Based Asset Servicing and Securitization, LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200802220017542, 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 02/08/08, 02/15/08, 02/22/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 6, 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 **Eric Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 24,401.00**; and

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

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Abraham Waggoner, deceased, land as of record in Minute Book 'I', Page 303, County Court of Davidson County, Tennessee and described according to an unrecorded survey made by Raymond C. Binkley dated July 26, 1980, as follows:

BEGINNING at a point in the Northerly margin of Pleasant Hill Road, said point being the Southeast corner of the property conveyed to Robert T. McNaron, et ux by deed of record in Book 5640, Page 476, Register's Office for Davidson County, Tennessee; thence North 11 deg. 21' West 536.2 feet to a point; thence South 85 deg. 34' East 297.2 feet to an iron pin in the Westerly margin of Pleasant Hill Road; thence in a Southerly direction along the Westerly margin of Pleasant Hill Road along a curve having a radius of 378.4 feet and a distance of 226.1 feet along Pleasant Hill Road to a point; thence South 13 deg. 30' East 110.3 feet to a point, the beginning of a curve having a radius of 781.1 feet a distance of 108.8 feet to a point; thence South 21 deg. 29' East 157.1 feet to a point, the beginning of a curve leading into Pulley Road having a radius of 21.4 feet, a distance of 53.4 feet to a point in the Northerly margin of Pulley Road; thence North 56 deg. 58' West 55.53 feet to a point; thence to a point the beginning of a curve, having a radius of 302.5 feet, a distance of 167.9 feet along the Northerly margin of Pulley Road to the point of beginning.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 200106220066415, Page , 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 **Eric Sox**, 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 6th day of March, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 6th day of March, 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

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 $ 24,401.00, 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 6th DAY OF MARCH 2008.

Notary Public

My Commission Expires: April 12 2008

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MSP No.: 416.0720332TN (Chisam)
Lender Loan No.: 11660610
Property Address: 1385 Pleasant Hill Road, Nashville, TN 37214
Tax Parcel ID No.: 121-00;27.00

Mail Tax Notices To and Property Owner:
Eric Sox
7051 Hwy 70 South - 315
Nashville,TN37221