Davidson County DEEDTRS
Recvd: 04/30/08 09:30 2 pgs
Fees:13.00 Taxes:490.99
20080430-0043864

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 May 25, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060601-0064215, ("Deed of Trust"), Charles N. Clay and Melissa Clay conveyed to Ernest B. Williams, IV, 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 Mortgage Securities Corp; and

WHEREAS, **Washington Mutual Mortgage Securities Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080326-0030227** 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 03/21/08, 03/28/08, 04/04/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 17, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 2007022000210. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **$ 108,701.00**; 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:

Being Lot No. 16 on the plan of Heritage Village, Section 2, of record in Book 4460, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 16 fronts 116.00 feet on The westerly margin of Heritage Drive and extends back 180.13 feet on the northerly line and 159.48 feet on the southerly line to a dead line in the rear, measuring 126.35 feet thereon.

Being the same property conveyed to Charles M. Clay and wife, Melissa Y. Clay, by deed from Thomas W. Mosley, unmarried, of record in Book 9366, Page 397, recorded on May 25, 1994, and further conveyed to Bobby Hancock, a married man, by Warranty Deed from Charles N. Clay and wife, Melissa Y, Clay, of record in Instrument 20040920-0112877, recorded on September 20, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantors herein by instrument of even date and filed of record at 20060601-0064214, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 200606010064214 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 17th day of April, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 17th day of April, 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 corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

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 $ 108,701.00, 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 17th DAY OF APRIL 2008.

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.: 381.0708836TN (Clay)
Lender Loan No.: 0691077333
Property Address: 659 Heritage Drive, Madison, TN 37115
Tax Parcel ID No.: 042 - 07; 113.00

Mail Tax Notices To and Property Owner:
Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 132,701

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF April 2008

Deputy Register