FILE NO.: 754.0616909TN\X
LOAN NO.: 1001433279\CONV

Davidson County DEEDTRS
Recvd: 05/19/08 11:04 2 pgs
Fees:13.00 Taxes:267.33
20080519-0050992

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 19, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument no 20050825-0101829, ("Deed of Trust")Regina Ransom, single conveyed to Lawrence Vogan, 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 Wachovia Bank, National Association; and

WHEREAS, **Wachovia Bank, National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument no 20080414-0037316** 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 04/11/2008, 04/18/2008, 04/25/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 08, 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, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Wachovia Bank, National Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $72,250.00; 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 Wachovia Bank, National Association 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 **Wachovia Bank, National Association**, 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 Lot Number 15,on the Plan of Mulberry Downs, Phase 1, of record in Book 6900, page 940, & Book 7900, Page 84 thru 88 Register's Office for said county, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Debra F. McKnight, unmarried by Deed from Nationscredit Financial Services Corporation, dated 10/30/2001, of record in Instrument No. 200111020119697, Register's Office for Davidson County, Tennessee. Being further conveyed to Regina Ransom by Warranty Deed from Debra F. McKnight dated 8/18/05 and recorded in Instrument No. 20050825-0101828 in said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument no 20050825, Page 0101828 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

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Wachovia Bank, National Association, 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.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 08th day of May, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 08th day of May, 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 corporation 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

My Commission Expires: 11-28-2010

NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Nov. 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 $72,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 08TH DAY OF MAY 2008.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

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

MSP No.: 754.0616909TN (Ransom)
Lender Loan No.: 1001433279
Property Address: 1028 Mulberry Way, Nashville, TN 37207
Tax Parcel ID No.: 050030B01500C0

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing, LLC
8742 Lucent Blvd. Suite 300
Highlands Ranch, CO 80129