FILE NO.: 665.0804767TN\X
LOAN NO.: 0201414943\CONV

Davidson County DEEDTRS
Recvd: 05/27/08 10:20 2 pgs
Fees:13.00 Taxes:432.40
20080527-0053472

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 September 01, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument 200509090108514, ("Deed of Trust"), as re-recorded at Instrument 200604030037694, aforesaid records, Dianne Cobb conveyed to Sellers Title Company, 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, **GreenPoint Mortgage Funding,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200804030033720** 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 03/21/2008, 03/28/2008, 04/04/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 15, 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 **GreenPoint Mortgage Funding**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $116,864.53; 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 GreenPoint Mortgage Funding 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 **GreenPoint Mortgage Funding**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

SCHEDULE "A" A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34, ON THE MAP OF GOODLETTSVILLE HEIGHTS, SECTION NO. 2 AS SHOWN ON PLAT OF RECORD IN BOOK 1424, PAGES 120 AND 121, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 34 FRONTS 115 FEET ON THE WESTERLY SIDE OF MOSS TRAIL ROAD AND RUNS BACK BETWEEN PARALLEL LINES 350 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO JEFFERY A. COBB, BY DEED OF RECORD IN BOOK 20011115, AT PAGE 0125302, REGISTER'S OFFICE FOR THE DAVIDSON COUNTY, TENNESSEE, RECORDED NOVEMBER 15, 2001. TAX ID NO. 02609004600

The last recorded Warranty Deed was filed of record at Instrument 200509090108513 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

GreenPoint Mortgage Funding, 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 15th day of May, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 15th 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

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 $116,864.53, 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 15TH DAY OF MAY 2008.

Ronald Key

Notary Public

My Commission Expires: 11-28-2010

MSP No.: 665.0804767TN (Cobb)
Lender Loan No.: 0201414943
Property Address: 440 Moss Trail, Goodlettsville, TN 37072
Tax Parcel ID No.: 02609004600

Mail Tax Notices To and Property Owner:

Greenpoint Mortgage Funding, Inc.
2300 Brookstone Center Pkwy
Columbus, GA 31904

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds