Davidson County DEEDTRS
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20080528-0054128

Prepared by and Return to:
Laura Grifka/cwright 05/15/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

# SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 08-08440 /Stanley Keith Miyabara

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated March 16, 2007, and recorded in the Register's Office of Davidson County, Tennessee, on March 20, 2007 at Instrument No. 200703200033393, ("Deed of Trust"), Stanley Keith Miyabara conveyed to Arnold M. Weiss, Trustee, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200805130049114, 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 4/25/08, 5/2/08, 5/9/08, in The Nashville Record - Davidson, by which advertisement the sale was held on May 15, 2008, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Deutsche Bank Trust Company Americas, as Trustee, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $104,975.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Deutsche Bank Trust Company Americas, as Trustee, its successors and assigns;

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 Deutsche Bank Trust Company Americas, as Trustee as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas, as Trustee, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 Deutsche Bank Trust Company Americas, as Trustee, its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on May 15, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On May 15, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 7/25/10

PATRICIA TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 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 $104,975.00, 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 May 15, 2008.

Notary Public

PATRICIA TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Homecomings Financial, LLC
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

**Map & Parcel No.: 04115011600**
**Property Address: 100 Tuckahoe Square East**
**Nashville, TN 37207**

**Exhibit "A"**

LAND in Davidson County, Tennessee.

BEING Lot No. 25 on the Plan of Tuckahoe Square, as of record in Plat Book 6250, Page 303, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

The source of this description is the last recorded deed of record.

Derivation Clause:

BEING the same property conveyed to Joseph D. Claybon, a single man from Joseph Claybon and wife, Barbara Claybon and Joseph D. Claybon, a Single Man by Quitclaim Deed dated February 5th, 2004 and recorded on February 9th, 2004 as Instrument No. 200402090015278, Registers Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Joseph Claybon and wife Barbara Claybon and Joe Claybon (being one and the same as Joseph D. Claybon), a single man from Harvard W. Stephens and Barbara N. Stephens by Warranty Deed dated July 30th, 2003 and recorded August 18, 2003, as Instrument No. 200308180119563, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to Stanley Keith Miyabara from Joseph D. Claybon by Warranty Deed dated 03/16/07 of record in Instrument No. 200703200033392, Registers Office for Davidson County, Tennessee.

Property Information:

Map and Parcel 041 15 0 116.00

This is improved property commonly known as 100 and 102 Tuckahoe Square East, Nashville, TN, 37207-1752.