STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 221,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 9th DAY OF June, 20 08

Deputy Register

Davidson County DEEDTRS
Recvd: 06/09/08 09:42 2 pg
Fees:13.00 Taxes:817.70

20080609-0058731

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 March 2, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Book 20070305-0026793, ("Deed of Trust"), Matthew Buck and Lora Buck conveyed to Peter Weiss, 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, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080430-0044004** 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 April 25, May 2 and May 9, 2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 22, 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, 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 **Aubrey Hiam & Chris Thoeny**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 167,270.64**; and

WHEREAS, **Aubrey Hiam & Chris Thoeny** 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 & Chris Thoeny** 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 & Chris Thoeny**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Unit No. 2816, Building No. 3, on the plan of Section 8, Phase 1D, on the plan of Eagle Ridge at the reserve, of record in Exhibit "A" condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee coded annotated, and as established by a master deed and by-laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and Amendment No. 34 to the master deed of record in Instrument No. 20040716-0084978 and re-recorded in Instrument No. 200701020000519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed. Reference is hereby made to the plat of Eagle Ridge at the reserve condominiums as show on Exhibit "A" to the master deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.
Being the same property conveyed to the grantor(s) herein by deed of even date and being field for record in Instrument No. 20070305-0026792, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200703060027570 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 & Chris Thoeny**, 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 22nd day of May, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 22nd 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

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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 $ 167,270.64, 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 22nd DAY OF MAY 2008.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010



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MSP No.: 560.0805490TN (Buck)
Lender Loan No.: 0326349610
Property Address: 320 Old Hickory Blvd. Unit # 2816, Nashville, TN 37221
Tax Parcel ID No.: 128.12-0A-170.00-C0

Mail Tax Notices To and Property Owner:
Aubrey Hiam & Chris Thoeny
301 Fairbanks Roadgoodlettsville, TN 37072