FILE NO.: 604.0708716TN\X
LOAN NO.: 2000222556\CONV

Davidson County DEEDTRS
Recvd: 07/08/08 12:01 11 p
Fees:58.00 Taxes:298.78
20080708-0070167

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 March 16, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060317-0030930, ("Deed of Trust")Lenise Michelle Price conveyed to Title Corp of America, 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 Saxon Mortgage Services, Inc.; and

WHEREAS, **Saxon Mortgage Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080118-0005839** 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 05/02/08, 05/09/08, 05/16/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 29, 2008, at the corner of Fifth and Broadway at the Main Entrance of 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20071001-01161Instrument No. 20080320-00281. 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, 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 **Saxon Mortgage Services, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $80,750.00; 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 Saxon Mortgage Services, Inc. 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 **Saxon Mortgage Services, Inc.**, 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, State of Tennessee, described as follows to-wit: Being all of Unit No. 105 on the Plan of Phase II, Mill Park, a Horizontal Property Regime (private element) formerly known as Hickory Hollow Townhomes of record in Instrument No. 20000706-0066999 to which Plat reference is hereby made for a more exact location of said unit. Being the same property conveyed to Rubye A. King by Warranty Deed from York Construction, LLC dated May 10th, 2002 of record in Instrument #20020514-0059372, Register's Office of Davidson County, Tennessee. Rubye A. King having since died, leaving three (3) unmarried sisters: Arena K. Groves, Janie R. King, and Minnie K. Saunders as her sole heirs at law. An Affidavit of Heirship is of record as instrument #200603170030928. Being the same property conveyed to Lenise Michelle Price from Arena K. Groves, Janie R. King, and Minnie K. Saunders heirs-at law of Rubye A. King by Warranty Deed dated March 16, 2006 of record in Instrument # 200603170030929, Register's Office for Davidson, Tennessee filed simultaneously herewith. Map and Parcel 163-05-OB-105.00. This is improved property commonly known as: 5170 Hickory Hollow Pkwy APT #214, Antioch, TN, 37013-3058. The source of this description is the last recorded deed of record.

FILE NO.: 604.0708716TN\X
LOAN NO.: 2000222556\CONV

The last recorded Warranty Deed was filed of record at Instrument No. 20060317, Page 0030929 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 **Saxon Mortgage Services, Inc.**, 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 29th day of May, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 29th 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.

Ashley M. Pengelly
Notary Public

My Commission Expires: 5/27/12

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA MAY 27 2012

****

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 $80,750.00, 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 29TH DAY OF MAY 2008.

Ashley M. Pengelly
Notary Public

My Commission Expires: 5/27/12

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA MAY 27 2012

MSP No.: 604.0708716TN (Price)
Lender Loan No.: 2000222556
Property Address: 5170 Hickory Hollow Parkway # 214, Antioch, TN 37013
Tax Parcel ID No.: 163-05-OB-105.00-CO

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Drive
Fort Worth, TX 76137

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

EXHIBIT A

April 29, 2008

VIA OVERNIGHT MAIL
RETURN RECEIPT REQUESTED
UPS Tracking # 1z4x7y680190736952

Area Director- Compliance
Attn: Technical Support- **James Kelly**
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
MSP File Number: **604.0708716TN**
Lender Loan No.: **2000222556**
Name Per Client: **Lenise Michelle Price**
Property Address: **5170 Hickory Hollow Parkway # 214**
Antioch, TN 37013

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Saxon Mortgage Services, Inc has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on May 29, 2008. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that **two** federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20071001-0116160; Instrument No. 20080320-0028148.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Lenise Price (xxx-xx-2836) . A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 92,684.23. Interest through the sale date is approximately 16,779.34. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

Richetta Milton

Enclosures
cc: Saxon Mortgage Services, Inc

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on March 16, 2006, by Lenise Michelle Price to Title Corp of America, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20060317-0030930, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Saxon Mortgage Services, Inc.; and

WHEREAS, Saxon Mortgage Services, Inc., the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Nationwide Trustee Services, Inc., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **May 29, 2008**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, described as follows to-wit: Being all of Unit No. 105 on the Plan of Phase II, Mill Park, a Horizontal Property Regime (private element) formerly known as Hickory Hollow Townhomes of record in Instrument No. 20000706-0066999 to which Plat reference is hereby made for a more exact location of said unit. Being the same property conveyed to Rubye A. King by Warranty Deed from York Construction, LLC dated May 10th, 2002 of record in Instrument #20020514-0059372, Register's Office of Davidson County, Tennessee. Rubye A. King having since died, leaving three (3) unmarried sisters: Arena K. Groves, Janie R. King, and Minnie K. Saunders as her sole heirs at law. An Affidavit of Heirship is of record as instrument #200603170030928. Being the same property conveyed to Lenise Michelle Price from Arena K. Groves, Janie R. King, and Minnie K. Saunders heirs-at law of Rubye A. King by Warranty Deed dated March 16, 2006 of record in Instrument # 200603170030929, Register's Office for Davidson, Tennessee filed simultaneously herewith. Map and Parcel 163-05-OB-105.00. This is improved property commonly known as: 5170 Hickory Hollow Pkwy APT #214, Antioch, TN, 37013-3058. The source of this description is the last recorded deed of record.

PROPERTY ADDRESS: 5170 Hickory Hollow Parkway # 214, Antioch, TN 37013

CURRENT OWNER(S): Lenise Michelle Price

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. 20071001-0116160; Instrument No. 20080320-0028148. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: (1). Judgt. in favor of Mill Park Homeowner Association filed 12/07/06. (2) Judgt. in favor of Mill Park Homeowners Association file 01/22/07. (3) Deed of Trust in favor of New Century Mortgage Corporation filed 03/17/06 at

Instru#20060317-0030931

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Nationwide Trustee Services, Inc., Substitute Trustee
c/o Richetta Milton
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
(770) 234-9181 (ext.)
MSP File No.: 604.0708716TN
Insertion Dates: 05/02/08, 05/09/08, 05/16/08

EXHIBIT B

FAX TRANSMITTAL COVER SHEET

Date: June 25, 2008

To: Richetta Milton / Nationwide Trustee Services Mail Stop: _____

Address/Organization: _____

FAX Number: 1-866-498-5804 Office Phone: _____

From: James M. Kelley, Technical Advisor Mail Stop: _____

Address/Organization: 801 Broadway Room 285, MDP 53, , Nashville, TN 37203

FAX Number: 615 250-6008 Office Phone: 615 250-5403

Number of Pages: **5** *Including cover sheet*

Message: Per your request I have attached a copy of your notice of non-judicial foreclosure sale dated April 29, 2008, for property owned by Lenise Michelle Price, property being known as 5170 Hickory Hollow Parkway # 214 / Antioch, TN 37013. This notice was received by the Internal Revenue Service Technical Services on April 30, 2008. This notice was received timely.

Please visit us on the intranet at http://publish.no.irs.gov to obtain information about every nationally numbered product published by the Internal Revenue Service. If you are not an IRS employee, visit the IRS homepage at www.irs.gov to obtain current information about the IRS and its services

This communication is intended for the sole use of the individual to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent for delivering the communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication may be strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone (collect if necessary), and return the communication to the address above via the United States Postal Service. Thank you.

NATIONWIDE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

[redacted]2836

April 29, 2008

VIA OVERNIGHT MAIL
RETURN RECEIPT REQUESTED
UPS Tracking # 1z4x7y680190736952

2008 APR 30 PM 12:46

Area Director- Compliance
Attn: Technical Support- **James Kelly**
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
MSP File Number: **604.0708716TN**
Lender Loan No.: **2000222556**
Name Per Client: **Lenise Michelle Price**
Property Address: **5170 Hickory Hollow Parkway # 214**
Antioch, TN 37013

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Saxon Mortgage Services, Inc has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on May 29, 2008. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that **two** federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20071001-0116160; Instrument No. 20080320-0028148.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Lenise Price (xxx-xx-2836) . A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 92,684.23. Interest through the sale date is approximately 16,779.34. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

Richetta Milton

Enclosures
cc: Saxon Mortgage Services, Inc

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on March 16, 2006, by Lenise Michelle Price to Title Corp of America, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20060317-0030930, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Saxon Mortgage Services, Inc.; and

WHEREAS, Saxon Mortgage Services, Inc., the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Nationwide Trustee Services, Inc., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **May 29, 2008**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, described as follows to-wit: Being all of Unit No. 105 on the Plan of Phase II, Mill Park, a Horizontal Property Regime (private element) formerly known as Hickory Hollow Townhomes of record in Instrument No. 20000706-0066999 to which Plat reference is hereby made for a more exact location of said unit. Being the same property conveyed to Rubye A. King by Warranty Deed from York Construction, LLC dated May 10th, 2002 of record in Instrument #20020514-0059372, Register's Office of Davidson County, Tennessee. Rubye A. King having since died, leaving three (3) unmarried sisters: Arena K. Groves, Janie R. King, and Minnie K. Saunders as her sole heirs at law. An Affidavit of Heirship is of record as instrument #200603170030928. Being the same property conveyed to Lenise Michelle Price from Arena K. Groves, Janie R. King, and Minnie K. Saunders heirs-at law of Rubye A. King by Warranty Deed dated March 16, 2006 of record in Instrument # 200603170030929, Register's Office for Davidson, Tennessee filed simultaneously herewith. Map and Parcel 163-05-OB-105.00. This is improved property commonly known as: 5170 Hickory Hollow Pkwy APT #214, Antioch, TN, 37013-3058. The source of this description is the last recorded deed of record.

PROPERTY ADDRESS: 5170 Hickory Hollow Parkway # 214, Antioch, TN 37013

CURRENT OWNER(S): Lenise Michelle Price

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. 20071001-0116160; Instrument No. 20080320-0028148. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: (1). Judgt. in favor of Mill Park Homeowner Association filed 12/07/06. (2) Judgt. in favor of Mill Park Homeowners Association file 01/22/07. (3) Deed of Trust in favor of New Century Mortgage Corporation filed 03/17/06 at

Instru#20060317-0030931

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Nationwide Trustee Services, Inc., Substitute Trustee
c/o Richetta Milton
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
(770) 234-9181 (ext.)
MSP File No.: 604.0708716TN
Insertion Dates: 05/02/08, 05/09/08, 05/16/08