FILE NO.: 432.0810853TN\ALK
LOAN NO.: 155697767\CONV

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

Davidson County DEEDTRS
Recvd: 07/09/08 10:46 2 pgs
Fees:13.00 Taxes:381.40
20080709-0070504

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20070102-0000402, ("Deed of Trust")Tamara N. Dodd conveyed to Robert M. Wilson, Jr., 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 Number 200806300066957** 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 06/06/2008, 06/13/2008, 06/20/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 03, 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 **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $103,081.55; 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 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 **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 34 on the plan of W.M. Butler's Subdivsion, of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description. Said Lot No. 34 fronts 45 feet on the westerly side of 16th Avenue North, formerly Butler Street and runs back between parallel line with the southerly margin of Alley 145.6 feet to alley in the rear. Being the same property conveyed to the Grantor(s) by deed of record in Instrument Number 200701020000401, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 200701020000401 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 **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1**, 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 03rd day of July, 2008.

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Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of July, 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

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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 $103,081.55, 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 03RD DAY OF JULY 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.: 432.0810853TN (Dodd)
Lender Loan No.: 155697767
Property Address: 1827 16th Avenue North, Nashville, TN 37208
Tax Parcel ID No.: 081 07 0216.00

Mail Tax Notices To and Property Owner:

Countrywide Home Loans, Inc.
P. O. Box 10232
Simi Valley, CA 93065