Davidson County DEEDTRS
Recvd: 07/18/08 15:19 3 pgs
Fees:18.00 Taxes:762.20
20080718-0074079

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 May 18, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200605310063591, ("Deed of Trust"), Mark Thomas Lancaster conveyed to Arnold M. Weiss, Attorney, 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 Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7; 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. 20080528-0054318** 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 05/30/2008, 06/06/2008, 06/13/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 26, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080108-00022. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(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 **Diane S Lance and Husband Robert F Lance**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of ; and

WHEREAS, **Diane S Lance and Husband Robert F Lance** 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 **Diane S Lance and Husband Robert F Lance** 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 **Diane S Lance and Husband Robert F Lance**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 228 on the Plan of Horton Heights, Section A, as of record in Plat Book 2133, Page 71, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nick Morrow by Deed from Joyce C. Rybolt of record Instrument No. 20020509-0057709, Register's Office for said County.

Being the same property conveyed to Mark Thomas Lancaster by deed from Nick Morrow as of record in Record Book 20060531-0063590, Register's Office for said county.

The last recorded Warranty Deed was filed of record at Instrument No. 200605310063590 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 **Diane S Lance and Husband Robert F Lance**, 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 26th day of June, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 26th day of June, 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.

Notary Public

My Commission Expires: 6.27.12

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 , 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 26th DAY OF JUNE 2008.

Notary Public

My Commission Expires: 6.27.12

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

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No.: 432.0717464TN (Lancaster)
Lender Loan No.: 73051984
Property Address: 838 Brook Hollow Road, Nashville, TN 37205
Tax Parcel ID No.: 102 12 0 031.00

Mail Tax Notices To and Property Owner:
Diane S Lance and Husband Robert F Lance
2300 Sterling Road
Nashville, TN 37215

STATE OF Colorado
COUNTY OF Boulder

The actual consideration or true value, whichever is greater for this transfer is $ 206,000 .

N. Tant Jame
Affiant

Subscribed and sworn to before me, this the 17th Day of July 2008

Terri Leiser
Notary

My Commission expires
7-30-2011

NOTARY PUBLIC
TERRI
LEISER
STATE OF COLORADO