FILE NO.: 158.0710547TN\r
LOAN NO.: 6227188353\VA

Davidson County DEEDTRS
Recvd: 08/07/08 10:19 2 pgs
Fees:12.00 Taxes:0.00
20080807-0081422

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 September 13, 2004 and recorded in the Register's Office of Davidson County, TN, at instrument 20040915-0111225, ("Deed of Trust")Raymond Capacetti conveyed to PRLAP, Inc, 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, **Bank of America, N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **instrument 200807110071399** 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 07/04/08, 07/11/08, 07/18/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 31, 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 **Bank of America, N.A.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $134,398.25; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; 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 Bank of America, N.A. 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 **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot no. 89 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885 through 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.. Being the same property conveyed to the Grantor by Deed of even date of record in instrument 200409150111224 said Register's Office.

The last recorded Warranty Deed was filed of record at instrument 20061023-0131016 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 **Secretary of Veterans Affairs**, Washington, D.C., his successors and assignsforever, 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 31st day of July, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 31st 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

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

My Commission Expires: 5.27.12

NO TAX – GOVERNMENTAL AGENCY

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MSP No.: 158.0710547TN (Capacetti)
Lender Loan No.: 6227188353
Property Address: 5445 Hickory Woods Drive, Antioch, TN 37013
Tax Parcel ID No.: 176-05-0A-126.00-C0

Mail Tax Notices To and Property Owner:

Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203