Davidson County DEEDTRS
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20080924-0097024

Prepared by and Return to:
Laura Grifka/ccollymore 09/18/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Washington Mutual Bank 156
File No. 07-06960 /Lynda B. Nicula

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 23, 2004, and recorded in the Register's Office of Davidson County, Tennessee, on January 6, 2005 at Instrument No. 200501060002161, ("Deed of Trust"), Lynda B. Nicula conveyed to Charles E. Tonkin, II, Trustee,, 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 Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law; and

WHEREAS, Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200809080091599, 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 8/29, 9/5, 9/12, in The Nashville Record - Davidson, by which advertisement the sale was held on September 18, 2008, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $99,910.22; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, its successors and assigns;

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 Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on September 18, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On September 18, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 7/25/10

PATRICIA A. GRIFKA NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 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 $99,910.22, 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 September 18, 2008.

Notary Public

PATRICIA A. GRIFKA NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, FL 32256

Map & Parcel No.: 064120A904.00
Property Address: 904 Old Fountain Place
Hermitage, TN 37076

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 904 of Fox Run Condominium, Section 2, as shown by plat of record in Plat Book 5200, Page 148, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to Lynda B. Nicula, unmarried, as shown by plat of record in Instrument No. 20011023-0115540, of the Registers Office of Davidson County, Tennessee, dated October 18, 2001, recorded October 23, 2001 to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linda B. Nicula by Warranty Deed recorded in Instrument No. 20011023011540 on 10/23/2001 in the Register's Office of said County.