Davidson County DEEDTRS
Recvd: 10/10/08 12:50 2 pg:
Fees:13.00 Taxes:168.35
20081010-0102804

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 June 19, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20030627008960l, ("Deed of Trust"), Charles H Jolly conveyed to T. Michael Logan, 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, **SunTrust Mortgage,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080814-0083655** 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 08/15/08, 08/22/08, 08/29/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 25, 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, 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 **Clifford Buckosh**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 45,500.00**; and

WHEREAS, **Clifford Buckosh** 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 **Clifford Buckosh** 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 **Clifford Buckosh**, 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 Lots Nos. 224, 225 and part of Lot 226, on the map of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.
Beginning at a point in the easterly margin of Pennock Avenue, said point being the Southwest corner of Lot No. 223 and the Northwest corner of Lot No. 224; thence with the common boundary line of Lots 223 and 224 in an easterly direction 175 feet to a 15 foot alley; thence with the westerly margin of said alley in a southerly direction, 57 feet to a point, said point being 7 feet south of the boundary line of Lot No. 225; thence in a westerly direction parallel with the boundary line of Lot No. 225, 49 feet to a point; thence south 18 feet to a point, said point being in the common boundary line of Lots No. 226 and 227; thence with the boundary line of Lots 226 and 227, in a westerly direction 126 feet to a point in the easterly margin of Pennock Avenue; thence North with margin of said avenue, 75 feet to the point of beginning.
Being the same property conveyed to Charles H. Jolly by quitclaim deed from Maxine P. Jolly of record in Book 9266, Page 338, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 9266 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 **Clifford Buckosh**, 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 25th day of September, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 25th day of September, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine M. 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.

Ronald Key

Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

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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 $ 45,500.00, 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 25th DAY OF SEPTEMBER 2008.

Ronald Key

Notary Public

My Commission Expires: 11-28-2010

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No.: 221.0810271TN (Charles H Jolly)
Lender Loan No.: 0028361939
Property Address: 1403 Pennock Avenue, Nashville, TN 37207
Tax Parcel ID No.: 071 - 15 - 0 - 188.00

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

Mail Tax Notices To and Property Owner:
Clifford Buckosh
530 West Main St.
Hendersonville, TN 37075