FILE NO.: 560.0611352TN\IMR
LOAN NO.: 0322444860\CONV

Davidson County DEEDTRS
Recvd: 12/22/08 11:48 2 pgs
Fees:13.00 Taxes:456.82

20081222-0121841

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 July 09, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20040721-0087430, ("Deed of Trust")Paul A. Keith and Phylis M. Keith conveyed to Wesley D. Turner, 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 Wells Fargo Bank, NA as Trustee; and

WHEREAS, **Wells Fargo Bank, NA as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080506-0046561** 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 11/14/2008, 11/21/2008, 11/28/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 11, 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 **Wells Fargo Bank, NA as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $123,463.96; 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 Wells Fargo Bank, NA as Trustee 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 **Wells Fargo Bank, NA as Trustee**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being lot no. 6 on the plan of Scenic View Subdivision, in the fourth civil district of Davidson County, Tennessee, according to an unrecorded plan prepared by W.W. Turner Company, Engineers, on August 20, 1948, but not of record, and described as follows: Starting with a concrete monument at the South end of the return at the Southwest corner of the intersection of Hadley Bend Road and Hickman Street and running thence the following courses and distances: In a Southwesterly direction along the westerly margin of Hickman Street a distance of 469.6 feet to an iron pin and the point of beginning, containing in a southwesterly direction along the westerly margin of Hickman Street a distance of 100 feet to an iron pin located on a common line between lots numbers 6 and 7; thence in a northwesterly direction along a common line between lots numbers 6 and 7 a distance of 249.8 feet to an iron pin located in a deadline; thence in a northeasterly direction along the westerly margin of lot no. 6, a distance of 100 feet to an iron pin located on a common line between lots numbers 5 and 6; thence, in a southeasterly direction along the common line between lots numbers 5 and 6 distance of 249.8 feet to an iron pin and the point of beginning. Being the same property conveyed to Paul A. Keith and Phyllis M. Keith by deed dated September 14, 1994 and filed for record on September 19, 1994 in book 9468, page 830, Register's office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.

The last recorded Warranty Deed was filed of record at Instrument No. 9468, Page 830 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 **Wells Fargo Bank, NA as Trustee**, 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 11th day of December, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11th day of December, 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.

Ronald Key
Notary Public

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

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 $123,463.96, 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 11TH DAY OF DECEMBER 2008.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

MSP No.: 560.0611352TN (Keith)
Lender Loan No.: 0322444860
Property Address: 110 Hickman Street, Old Hickory, TN 37138
Tax Parcel ID No.: 043.04-0-033.00

Mail Tax Notices To and Property Owner:

HomeEq Servicing Corp
Default Cash/Suite 200
North Highlands, CA 95660