FILE NO.: 560.0811166TN\rxk
LOAN NO.: 0410341911\CONV

Davidson County DEEDTRS
Recvd: 12/29/08 11:07 2 pgs
Fees:13.00 Taxes:367.58
20081229-0122785

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 June 15, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 20070618-0072635, ("Deed of Trust")William T. Anthony and Debra Anthony conveyed to Anchor Title, LLC, 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 Sutton Funding LLC; and

WHEREAS, **Sutton Funding LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20080903009087** 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 11/21/08, 11/28/08, 12/05/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 18, 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 **Sutton Funding LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $99,346.14; 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 Sutton Funding LLC 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 **Sutton Funding LLC**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson,.State of TN:

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit; Being part of Lot No. 35, Unit No. 741-B, on the plan of Deer Meadows, Phase II, as of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to William T. Anthony and wife, Debra Anthony from Westport Development Co., Inc, by warranty deed dated June 15, 2007 and recorded in Instrument # 20070618-0072634, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200706180072634 in the Register's Office of Davidson County, TN.

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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 **Sutton Funding LLC**, 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 18th day of December, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 18th 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.

Kandi Key
Notary Public

D KEY
ARY
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 $99,346.14, 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 18TH DAY OF DECEMBER 2008.

Kandi Key
Notary Public

D KEY
ARY
PUBLIC
Exp. Nov. 28, 2010
GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

MSP No.: 560.0811166TN (Anthony)
Lender Loan No.: 0410341911
Property Address: 741 B Flint Ridge Drive, Whites Creek, TN 37189
Tax Parcel ID No.: 049.15-2.00CO

Mail Tax Notices To and Property Owner:

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