FILE NO.: 226.0717481TN\IMR
LOAN NO.: 0022247399\CONV

Davidson County DEEDTRS
Recvd: 01/05/09 11:46 2 pgs
Fees:13.00 Taxes:447.15
20090105-0000672

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 11, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060919-0115922, ("Deed of Trust")Patricia D. Strong conveyed to Priority Trustee Services of Tennessee, 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 Option One Mortgage Corporation; and

WHEREAS, **Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080319-0027536** 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 11/07/2008, 11/14/2008, 11/21/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 04, 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, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $120,850.00; 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, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1 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, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land referred to in this commitment is described as all that certain property situated in City of Nashville in the County of Davidson, and state of TN and being described in a Deed dated 05/19/2005 and recorded 05/19/2005 as instrument number 20050519-0056620 among the land records of the County and state set forth above, and referenced as follows: Being Lot No. 126 on the Plan of Stacy Square Subdivision, Section 4, of record in Book 4460, Page 12, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Richard E. Loyd, III and wife, Patricia D. Loyd, by Warranty Deed from Billy Joe Moss and Peggy M. Moss of record in Book 5059, Page 796, Patricia D. Loyd was awarded the real property by divorce decree dated February 19, 1980 in the Fifth Circuit Court for Davidson County, Tennessee, Rule No. 98015 and the said Richard Edward Loyd, III having died on September 22, 1983 after having remarried Marie Ann Mazza Loyd but without having executed a deed to Patricia D. Loyd and the grantors herein being all of the heirs at law of Richard E. Loyd, III. This conveyance is made subject to restrictions and easements of record in the Register's Office for said county.

The last recorded Warranty Deed was filed of record at Instrument No. 20050519-0056620 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 **Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1**, 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 04th day of December, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 04th 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.

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 $120,850.00, 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 THIS 04TH DAY OF DECEMBER 2008.

Notary Public

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

My Commission Expires: 11-28-2010

MSP No.: 226.0717481TN (Strong)
Lender Loan No.: 0022247399
Property Address: 639 Hicks Road, Nashville, TN 37221
Tax Parcel ID No.: 128[redacted]-10-0-129.00

Mail Tax Notices To and Property Owner:

American Home Mortgage Servicing, Inc.
4600 Regent Boulevard, Suite 200
Irving, TX 75063