FILE NO.: 353.0622887TN\PG
LOAN NO.: 696598\CONV

Davidson County DEEDTRS
Recvd: 01/28/09 10:32 2 pgs
Fees:13.00 Taxes:337.79
20090128-0007335

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 December 13, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20041221-0151577, ("Deed of Trust")Dorothy Juanita Duff conveyed to Key Title & Escrow Services, Inc, 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, National Association as Trustee for the MLMI Trust Series 2005-HE1; and

WHEREAS, **Wells Fargo Bank, National Association as Trustee for the MLMI Trust Series 2005-HE1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080129-0009095** 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 12/19, 12/26, 01/02/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 15, 2009, 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, National Association as Trustee for the MLMI Trust Series 2005-HE1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $91,293.66; 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, National Association as Trustee for the MLMI Trust Series 2005-HE1 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, National Association as Trustee for the MLMI Trust Series 2005-HE1**, 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 more particularly described as follows, to wit: The southerly 138 feet of lot 8 and the easterly 10 feet of the southerly 138 feet of lot 7 on the plan of the life and Casuality Insurance Company property at Old Hickory, Davidson County, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, and being described as follows: Said parts of Lots 7 and 8 front together 70 feet on the northeasterly side of Hamblin Avenue, and extends back between lines 138 feet on a line in the rear on which is measures 70 feet thereon. Being the same property conveyed to Dorothy Juanita Duff by Cash Deed for Tennessee dated 3/26/04 and recorded on 4/7/04 from Alphonson Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20040407-0039446, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200404070039446 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, National Association as Trustee for the MLMI Trust Series 2005-HE1**, 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 15th day of January, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

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STATE OF GEORGIA

COUNTY OF DEKALB

On this 15th day of January, 2009, 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.

Laquenia Trezevant
Notary Public, State of Geo
DeKalb County
My Commission Expires May 29, 201

Notary Public

My Commission Expires: _____



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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 $91,293.66, 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 15TH DAY OF JANUARY 2009.

Laquenia Trezevant
Notary Public, State of Georgia
DeKalb County
My Commission Expires May 29, 2010

Notary Public

My Commission Expires: _____



MSP No.: 353.0622887TN (Duff)
Lender Loan No.: 696598
Property Address: 109 Hamblen Avenue, Old Hickory, TN 37138
Tax Parcel ID No.: 053.12-0-215.00

Mail Tax Notices To and Property Owner:

Wilshire Credit Corporation/FNFS
14325 Millikan Way
Beaverton, OR 97005