Davidson County DEEDTRS
Recvd: 02/09/09 09:53 2 pgs
Fees:13.00 Taxes:661.83
20090209-0010876

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 January 8, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 200701310012700, ("Deed of Trust"), Georgia R. Poole and Robert L. Graham conveyed to Ecom Title, 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, **Mortgage Electronic Registration Systems, Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20090108-0002042** 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 01/02/2009, 01/09/2009, 01/16/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 29, 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, 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 **Eric Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 144,501.00**; and

WHEREAS, **Eric Sox** 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 **Eric Sox** 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 **Eric Sox**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot No. 31 on The Map of Roy F. William's Subdivision of The Hunter Tract, as of record in Book 547, Page 13, Registers Office for said county, to which plan reference is hereby made for a more complete description.
Property Address: 827 Setliff Place, Nashville, TN 37206
A.P.PN.: 83-06-0-72-00
Being the same property conveyed to Henry Poole and wife, Georgia R. Poole, by warranty deed from Roney Fate Hartley and wife, Betty S. Hartley, dated May 6, 1985, recorded May 6, 1985, recorded May 6, 1985 of record in Book 6549, Page 749, Register's Office for Davidson County, Tennessee. The said Henry Poole having since died on April 6, 1998, the property vest in Georgia R. Poole as the surviving tenant by the entirety.

The last recorded Warranty Deed was filed of record at Instrument No. 200701310012699 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 **Eric Sox**, 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 29th day of January, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th day of January, 2009, 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.

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 $ 144,501.00, 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 29th DAY OF JANUARY 2009.

Notary Public

My Commission Expires: 11-28-2010

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No.: 432.0819427TN (Poole)
Lender Loan No.: 168601813
Property Address: 827 Setliff Place, Nashville, TN 37206
Tax Parcel ID No.: 083060072.00

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

Mail Tax Notices To and Property Owner:
Eric Sox
7051 Highway 70 South Suite 315
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 178,872

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Feb 20 09

Deputy Register