FILE NO.: 754.0903304TN\P

RECORDERS MEMO
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BILL GARRETT, Davidson County
Trans:T20090048699 DEEDTRS
Recvd: 07/20/09 10:59 2 pgs
Fees:13.00 Taxes:251.60
20090720-0067680

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 November 29, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 200601170005948, ("Deed of Trust")Emilio Palacios and Mirna Elizabeth Quiteno 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, **Wachovia Bank, National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090617-0056322** 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 06/12/09, 06/19/09, 06/26/09, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 09, 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 **Wachovia Bank, National Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $68,000.00; 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 Wachovia Bank, National Association 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 **Wachovia Bank, National Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit "A" The Land referred to herein is situated in the State of Tennessee, Davidson described as follows: Land Davidson County, Tennessee, being Lot No. 8 of Block "C" on the plat of Woodbine Courts as of record in Plan Book 1130, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being the same property acquired by the party the first part of pursuant to the provision of The National Housing Act, as amended (12 U.S.C. 1701 EST SEQ.) and The Department of Housing and Urban Development Act (79 STAT.667), by deed dated September 12, 2000, and recorded in Instrument No. 200012110121474, Register's Office for Davidson County, Tennessee. Source of Title: Book 20010507, Page 0046940, (Recorded 05/07/2001) APN: 119-14-01-142-00 Source of Title: 200601170005947

The last recorded Warranty Deed was filed of record at Instrument 200601170005947 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 **Wachovia Bank, National Association**, 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.

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IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 09th day of July, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 09th day of July, 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.

Notary Public

My Commission Expires: 11-28-2010

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

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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 $68,000.00, 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 09TH DAY OF JULY 2009.

Notary Public

My Commission Expires: 11-28-2010

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

File No.: 754.0903304TN (Palacios)
Property Address: 2922 Dobbs Avenue, Nashville, TN 37211
Tax Parcel ID No.: 11914014200

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing, LLC
8742 Lucent Blvd. Suite 300
Highlands Ranch, CO 80129