BILL GARRETT, Davidson County
Trans:T20090055986 DEEDTRS
Recvd: 08/17/09 11:45 2 pgs
Fees:13.00 Taxes:240.83
20090817-0077083

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 April 3, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20070416-0044916, ("Deed of Trust"), Ervin Perez and Mike Perez conveyed to Robert M. Wilson, Jr., 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, **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200908050073293** 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 07/10/2009, 07/17/2009, 07/24/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 6, 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 **Aubrey Hiam**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 65,088.00**; and

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

Being the south part of Lot No. 50 and the south part of the west part of Lot No. 49 on the Map of W.S. Ashworth's Re-Subdivision of Lots 47 and 50, inclusive, of the Town of Brownsville, as shown of record in Plat book 161, Page 153, Register's Office for Davidson County, Tennessee.
Said south part of Lot No. 50 and the south part of the west part of Lot No. 49 front together 55 feet on the westerly margin of Riverside Drive and extends back 177 feet more or less on southerly line and 179 feet more or less on the northerly line to a line in the rear which measures 55 feet.
Being the same property conveyed to the Grantor(s) herein by deed filed of record in Instrument No. 200704160044915, Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20070416-0044915 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 **Aubrey Hiam**, 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 6th day of August, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 6th day of August, 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 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 $ 65,088.00, 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 6th DAY OF AUGUST 2009.

Notary Public

My Commission Expires: 11-28-2010

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No.: 432.0929124TN (Perez)
Property Address: 1208 Riverside Drive, Nashville, TN 37206
Tax Parcel ID No.: 083-03-0-154.00

RONALD KEY NOTARY PUBLIC Exp. Nov. 28 GWINNETT COUNTY

Mail Tax Notices To and Property Owner:
Aubrey Hiam
265 Hunter's Lane
Hendersonville, TN 37075