FILE NO.: 560.0931325TN\N

BILL GARRETT, Davidson County
Trans:T20090073544 DEEDTRS
Recvd: 10/29/09 10:17 2 pgs
Fees:13.00 Taxes:555.53
20091029-0099817

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 July 11, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200708060093460, ("Deed of Trust")Jamar D. Jackson and Tiffany Jackson conveyed to Statewide Title and Escrow of Tennessee, 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, **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20090924-0088902** 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 09/25/2009, 10/02/2009, 10/09/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 22, 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 **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $150,142.16; 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 SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC 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 **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC**, 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 Lot No. 89 on the Final Plat of Windhaven Shores, Section Four of record in instrument no. 20041222-0152517, Register's Office for said County, to which plat reference is made for a more complete description. Being the same property conveyed to H & B Builders LLC by Warranty Deed from Windhaven Shores, Inc dated 07/25/05 and filed for record 08/01/05 in instrument no. 20050801-0089337, said Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Grand Developers, LLC by Quitclaim Deed from H & B Builders, LLC dated 06/26/07 and filed for record on 06/27/07 in instrument # 20070627-0076538, Register's Office for Davidson County, Tennessee. Furthermore, being the same property conveyed to Jamar D. Jackson by Warranty Deed from Grand Developer, LLC dated 07/06/07 and filed for record in instrument # 20070806-0093459, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200708060093459 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 **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC**, 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 22nd day of October, 2009.

FILE NO.: 560.0931325TN\N

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 22nd day of October, 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 $150,142.16, 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 22ND DAY OF OCTOBER 2009.

Notary Public

My Commission Expires: 11-28-2010

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

File No.: 560.0931325TN (Jackson)
Property Address: 3437 Whitesail Court, Antioch, TN 37013
Tax Parcel ID No.: 150160A13500CO

Mail Tax Notices To and Property Owner:

HomeEq Servicing Corp
Default Cash/Suite 200
North Highlands, CA 95660