FILE NO.: 432.0931175TN\ALG

BILL GARRETT, Davidson County
Trans:T20090083096 DEEDTRS
Recvd: 12/09/09 10:36 2 pgs
Fees:12.00 Taxes:0.00
20091209-0112515

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 September 06, 2007 and recorded in the Register's Office of Davidson County, TN, at Instrument 20070926-0114718, ("Deed of Trust")John William Carlton and Charlet Carlton conveyed to Greg A. Ziskind, 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 BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP; 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 20090921-0087795** 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 10/09/2009, 10/16/2009, 10/23/2009, in THE NASHVILLE RECORD, by which advertisement the sale was originally scheduled for September 24, 2009 and postponed to November 05, 2009 and was postponed to and held on November 05, 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 **BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $180,519.72; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; 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 BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit A - LEGAL DESCRIPTION Deal Number: 11-01278333 Title Number 11-02688968 REV. NO TAX ID NO. 01500009300 Land situated in the Davidson County, Tennessee A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by CJ. Carney, Surveyor, August 9, 1960, as follow Beginning at a point in the center of Morgan Road, the said corner being the Northeast corner of the property conveyed to Edd E. Felts and wife, Vallie P. Felts, of record in Book 2045, page 483, Register's Office for Davidson County, Tennessee, thence with Goodwin's line South 3 degrees West 580 feet thence continuing with Goodwin's line South 6 degrees 30 minutes West 162.50 feet to a point; thence South 65 degrees 30 minutes West 278 feet to a point; thence North 2 degrees 30 minutes East 735 feet to a point in the center of Morgan Road; thence North 65 degrees 30 minutes East 294 feet to the point of beginning. Commonly known as: 2679 Morgan Road Being the same property conveyed to John W and Charlet Carlton by warranty deed from Linda G. Hackett and Russell H. Gentry dated 3-9-2006 recorded 3-21-2006, Deed Book 20060321-0032256, Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20060321-0032256 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assignsforever, 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 05th day of November, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 05th day of November, 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.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

NO TAX – GOVERNMENTAL AGENCY

****

File No.: 432.0931175TN (Carlton)
Property Address: 2679 Morgan Road, Joelton, TN 37080
Tax Parcel ID No.: 015000093.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803