FILE NO.: 604.0935712TN\ALG

BILL GARRETT, Davidson County
Trans:T20090083921 DEEDTRS
Recvd: 12/14/09 09:26 2 pgs
Fees:13.00 Taxes:314.19
20091214-0113529

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 May 17, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20050523-0057954, ("Deed of Trust")Katricia L. Barnes conveyed to Arnold M. Weiss, Attorney, 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 Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust; and

WHEREAS, **Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20091109-0103365** 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 11/06/2009, 11/13/2009, 11/20/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 03, 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 **Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $84,915.00; 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 Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust 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 **Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain condominium apartment located in Davidson County, Tennessee, being known as Townhouse No. 158 on the 4th Revised Plan of Hickory Valley Condominiums, Phase III, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 5200, Page 131, and further described on the plan of record attached to said Master Deed as "Exhibit A", Register's office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the previsions and requirements thereof, and is subject to the Amended & Restated Master deed and By-Laws for the administration thereof of record in Book 4918, Page 116, in Book 4958, Page 116, in Book 4958, Page 346; and Amended and Restated in Book 8797, Page 918, said Register's Office. Being the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record in Instrument No. 20050523-0057953, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200505230057953 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 **Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust**, 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 03rd day of December, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of December, 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

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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 $84,915.00, 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 03RD DAY OF DECEMBER 2009.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

File No.: 604.0935712TN (Barnes)
Property Address: 5600 Country Drive 158, Nashville, TN 37211
Tax Parcel ID No.: 162090B07100CO

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Dr N
Fort Worth, TX 76137