BILL GARRETT, Davidson County
Trans:T20090085715 DEEDTRS
Recvd: 12/21/09 12:35 2 pgs
Fees:13.00 Taxes:1620.97
20091221-0115883

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 July 19, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200707250088253, ("Deed of Trust"), J R Groseclose and William E. Lewis conveyed to Stones River Title Company. LLC, 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. 20091110-0103874** 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 10/23/2009, 10/30/2009, 11/05/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 19, 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 **Hilltop Partners, G.P.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 438,100.00**; and

WHEREAS, **Hilltop Partners, G.P.** 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 **Hilltop Partners, G.P.** 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 **Hilltop Partners, G.P.**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County state of Tennessee, described as being Lot No. 12 on the Map of O.H. Shield's Subdivision of Lots Nos. 44, 55, 57, and 69 on the O.B. Hayes Rokeby Tract, of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee as follows: Said Lot No. 12 fronts 55-3/4 feet on the easterly side of 18th Avenue South and runs back between parallel lines 157.9 feet to an alley. Being the same property conveyed to J.R. Groseclose, an unmarried individual and William E. Lewis, Jr., and unmarried individual, by Quitclaim Deed dated April 15, 1987, from George E. Mudter Jr., Trustee, of record in Book 7245, Page 365, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 7245 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 **Hilltop Partners, G.P.**, 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 19th day of November, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 19th day of November, 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.

Sharon D. Price
Notary Public, State of Georgia
DeKalb County
My Commission Expires Sept. 11, 2013

Notary Public

My Commission Expires: _____

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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 $ 438,100.00, 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 19th DAY OF NOVEMBER 2009.

Sharon D. Price
Notary Public, State of Georgia
DeKalb County
My Commission Expires Sept. 11, 2013

Notary Public

My Commission Expires: _____

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No.: 560.0932935TN (Groseclose)
Property Address: 1608 18th Avenue South, Nashville, TN 37212
Tax Parcel ID No.: 10408025900

Mail Tax Notices To and Property Owner:
Hilltop Partners, G.P.
2000 Meridian Blvd. Suite 250
Franklin, TN 37067