BILL GARRETT, Davidson County
Trans: T20100006026 DEEDTRS
Recvd: 02/01/10 11:14 2 pgs
Fees: 13.00 Taxes: 725.20
20100201-0007793

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 June 21, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200706250075429, ("Deed of Trust"), Adam Fuller conveyed to John T. Cook, P.C., 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 HSBC Bank USA, N.A.; and

WHEREAS, **HSBC Bank USA, N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201001200004779** 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 12/04/2009, 12/11/2009, 12/18/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 21, 2010, 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 **H. Rodes Hart Jr.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 196,001.00**; and

WHEREAS, **H. Rodes Hart Jr.** 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 **H. Rodes Hart Jr.** 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 **H. Rodes Hart Jr.**, 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, Tennessee, being Unit No. 2214 on the plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, section 27-101 et seq., as amended, Tennessee Code annotated, as established by Declaration of Covenants, Conditions and Restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in instrument no. 20070614-0071575 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown in Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit. Being part of the same property conveyed to Hillview Village Partnership, a Tennessee general Partnership by Deed from Sherwood Terrace Apartment, Inc., a Tennessee corporation, of record in Instrument No. 2051212-0149160, Register's Office for Davidson County, Tennessee. This conveyance is subject to the Declaration of Covenants, Conditions and Restriction, of record in Instrument No. 20070604-0065994, said Register's Office: easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The last recorded Warranty Deed was filed of record at Instrument No. 200706250075428 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 **H. Rodes Hart Jr.**, 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 21st day of January, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 21st day of January, 2010, 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

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 $ 196,001.00, 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 21st DAY OF JANUARY 2010.

Notary Public

My Commission Expires: 11-28-2010

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

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No.: 546.0936929TN (Fuller)
Property Address: 2214 Knowles Avenue, Nashville, TN 37204
Tax Parcel ID No.: 105-14-OC-008.00-CO

Mail Tax Notices To and Property Owner:
H. Rodes Hart Jr.
2002 Richard Jones Rd. Suite C-200
Nashville, TN 37215