FILE NO.: 5016.0926385TN\ALG

BILL GARRETT, Davidson County
Trans:T20100013871 DEEDTRS
Recvd: 03/09/10 09:08 2 pgs
Fees:13.00 Taxes:145.75
20100309-0017930

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 June 09, 1995 and recorded in the Register's Office of Davidson County, TN, at Book 9697, Page 510, ("Deed of Trust")Ronald L. Childress and Mildred V. Childress conveyed to Ronald L. Samuels last transferred to Arnold M. Weiss, Valerie Ann Spicer, Elizabeth Cash, 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, **Wachovia Bank N.A.**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200907130064888** 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 November 27, December 04, December 11, 2009, in The Nashville Record, by which advertisement the sale was held on January 07, 2010, at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway, 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 **Wachovia Bank N.A.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $39,390.77; 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 Wachovia Bank N.A. 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 **Wachovia Bank N.A.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lots No. 1, 2 3 and 4 of Block "C" on the Map of Hadley's Bend City, of record in Book 421, Page 120, in the Register's Office of Davidson County, Tennessee. Said Lots No. 1 and 2 front 25 feet each on the southerly side of Commerce Street and run back 200 feet to the northerly margin of South Street. Lot No. 4 running back with the easterly margin of Union Street. Said lots No. 3 and 4 adjoin and front together 50 feet on the south side of Commerce Street and run back between parallel line 200 feet to the north margin of South Street. Being the same property conveyed to Ronald L. Chidress and wife Mildred V. Childress by deed from Teresa S. Garrett, unmarried and William K. Sandy of record in Book 9697, Page 507, Register's Office fro Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 9697, Page 507 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 **Wachovia Bank N.A.**, 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 07th day of January, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 07th day of January, 2010, 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

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 $39,390.77, 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 07TH DAY OF JANUARY 2010.

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 5016.0926385TN (Childress)
Property Address: 111 Commerce Street, Old Hickory, TN 37138
Tax Parcel ID No.: 064-09-0-094.00

Mail Tax Notices To and Property Owner:

Wachovia Bank, National Association
PO Box 2248 FL0613
Jacksonville, FL 32203