FILE NO.: 754.0713818TN\LDW

BILL GARRETT, Davidson County
Trans:T20100014569 DEEDTRS
Recvd: 03/11/10 11:58 6 pgs
Fees:33.00 Taxes:1350.50
20100311-0018695

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 26, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200610040123177, ("Deed of Trust")Paul H. Scordas Jr conveyed to Southeastern Title and Escrow d/b/a Park Place Title & Escrow, 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 Residential Mortgage Solutions LLC, as Owner; and

WHEREAS, **Residential Mortgage Solutions LLC, as Owner,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201001250005955** 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 02/05/10, 02/12/10, 02/19/10, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 04, 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, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 200406290077 3, Page 03. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **RMS Residential Properties, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $365,000.00; 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 RMS Residential Properties, LLC 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 **RMS Residential Properties, LLC**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

All that peice or parcel of land situated in the state of Tennessee, County of Davidson and more fully described as follows: Land in Davidson County, Tennessee, being Lot No. 18 and the westerly 35 feet of Lot No. 17 on the Map of Waldkirchs Subdivision, as of record in Book 421, Page 90, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to Paul H. Scordas, Jr, As Grantee by Countywide Home Loans, Inc. as Grantor, Dated September 23, 2003 and recorded September 24, 2003 as instrument Number 20030924-0141450, Davidson County Recorder of Deeds. Parcel ID 105-13-0-325.00

The last recorded Warranty Deed was filed of record at Instrument 200309240141450 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 **RMS Residential Properties, LLC**, 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 04th day of March, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 04th day of March, 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.

Ronald Key
Notary Public

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

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 $365,000.00, 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 04TH DAY OF MARCH 2010.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

File No.: 754.0713818TN (Scordas)
Property Address: 908 Bradford Avenue, Nashville, TN 37204
Tax Parcel ID No.: 105-13-0-324.00

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing, LLC
8742 Lucent Blvd. Suite 300
Highlands Ranch, CO 80129

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

January 28, 2010

VIA UPS
1Z4X7Y680196181602

Area Director- Compliance
Attn: Technical Support- Wendy Smoot
801 Broadway MDP 53
Nashville, TN 37203

EXHIBIT A

Re: **Notice of Federal Tax Lien**
File Number: 754.0713818TN
Name Per Client: Paul H. Scordas Jr
Property Address: 908 Bradford Avenue
Nashville, TN 37204

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Specialized Loan Servicing, LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on March 4, 2010. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument # 200406290077303.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Paul H. Scordas, Jr (216-52-2179). A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $292,729.47. Interest through the sale date is approximately $75, 856.83. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

PP

Enclosures
cc: Specialized Loan Servicing, LLC

COPY

NATIONWIDE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

January 28, 2010

VIA UPS
1Z4X7Y680196181602

Area Director- Compliance
Attn: Technical Support- Wendy Smoot
801 Broadway MDP 53
Nashville, TN 37203

2010 FEB -1 P 12:37

EXHIBIT B

Re: **Notice of Federal Tax Lien**
File Number: 754.0713818TN
Name Per Client: Paul H. Scordas Jr
Property Address: 908 Bradford Avenue
Nashville, TN 37204

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The unpaid principal balance of the loan against the above-referenced property is approximately $292,729.47. Interest through the sale date is approximately $75, 856.83. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

PP

Enclosures
cc: Specialized Loan Servicing, LLC