BILL GARRETT, Davidson County
Trans:T20100017215 DEEDTRS
Recvd: 03/24/10 12:00 2 pgs
Fees:13.00 Taxes:180.21
20100324-0022038

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 25, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200308050110828, ("Deed of Trust"), as re-recorded at Instrument No. 200309220139361, aforesaid records, and Jennifer M. Abbott and Ian James Abbott conveyed to Tony Flor, 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 First Franklin Financial Corporation; and

WHEREAS, **Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201002160011643** 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 02/12/2010, 02/19/2010, 02/26/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 11, 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 **Keith Jordan**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 48,706.00**; and

WHEREAS, **Keith Jordan** 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 **Keith Jordan** 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 **Keith Jordan**, 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 the 2nd formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County described according to a survey made by George W. Watkins, Surveyor, July 28, 1958, as follows:
Beginning in the center of New Smith Springs Road at the northwest corner of the property conveyed to L.T. Stevens, by deed from James A. Allen and wife, of record in Book 2863, Page 59, Register's Office for said County; thence with Stevens' western boundary Line south 18 deg. 45 min west 201 feet; thence north 87 deg. West 90 feet; thence north 20 deg. 20 min east 223.2 feet to the center of New Smith Springs Road; thence with the same, southeasterly 80 feet to the point of beginning.
Included in the above description but expressly excluded from this conveyance is the following description: Second Civil District of Metropolitan Nashville—Davidson County. Tennessee Project 70-R-42. Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Williams and Hans J. Eichhorn said point being 19 feet south of center line survey station 83 and 64 and proceeding as follows:
Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 80 feet to a point on the common line of Williams and Nancy L. Wright said point being 19.5 feet south of center line survey station 84 and 85; thence, Southwardly with the line between Williams and Wright a distance of 5.5 feet to a point on the new right-of-way line of Smith Springs Road; thence, Westwardly with a line that is 25 feet south of and parallel to the center line and a 1478.46 feet radius curve to the right a distance of 80 feet to a point on the common line of Williams and Eichhorn; thence, Northwardly with said line a distance of 6 feet to the point of beginning and containing 460 square feet or 0.01 of an acre, more or less.
Being all of the same property conveyed to Jennifer M. Abbott and husband Ian James Abbott by deed dated May 22, 2002 from Daniel Kane and wife, Sheila Kane of record in Instrument No. 20020607-0069388, Registers Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200206070069388 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 **Keith Jordan**, 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 11th day of March, 2010.

Germaine Duncan

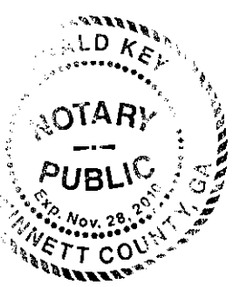
Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 11th day of March, 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.

Ronald Key
Notary Public



My Commission Expires: 11-28-2010

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STATE OF GEORGIA
COUNTY OF DEKALB

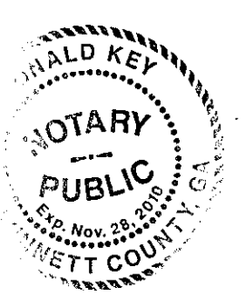
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48,706.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 11th DAY OF MARCH 2010.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010



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No.: 604.0505365TN (Abbott)
Property Address: 2631 Smith Springs Road, Nashville, TN 37217
Tax Parcel ID No.: 13600004300

Mail Tax Notices To and Property Owner:
Keith Jordan
116 Kestrel Circle
Lavergne, TN 37086