FILE NO.: 1059.0926786TN\LDW

BILL GARRETT, Davidson County
Trans:T20100019532 DEEDTRS
Recvd: 04/05/10 13:48 2 pgs
Fees:13.00 Taxes:373.70
20100405-0025146

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 November 13, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200611160142336, ("Deed of Trust")Christina Ferguson and Betty Ferguson conveyed to Robert M. Wilson, Esquire, 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 Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1; and

WHEREAS, **Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201003090017959** 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 02/26/2010, 03/05/2010 and 3/12/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 25, 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, 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 **Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $101,000.00; 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 Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1 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 **Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit "A" A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit: Being Lot #65, on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, Page 45, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof. Being the same property conveyed to Woodrow Ledford, III and wife, Barbara G. Ledford, by Warranty Deed, dated 07/30/097, from Butler Construction, LLC, of record in Book 10552, Page 818, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christina Ferguson and Betty Ferguson by Warranty Deed, from Woodrow Ledford, III and wife, Barbara G. Ledford dated November 13, 2006, recorded in Instrument 200611160142335, Register's Office for Davidson County, Tennessee. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The last recorded Warranty Deed was filed of record at Instrument No. 200611160142335 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 **Wells Fargo Bank, N.A. as Trustee for BSSP Trust Series 2007-EMX1**, 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 25th day of March, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 25th 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 Assistant 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 $101,000.00, 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 25TH 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.: 1059.0926786TN (Ferguson)
Property Address: 2628 Oak Forest Drive, Antioch, TN 37013
Tax Parcel ID No.: 149030A06100CO

Mail Tax Notices To and Property Owner:

Marix Servicing
1925 W. Pinnacle Peak Rd.
Phoenix, AZ 85027