BILL GARRETT, Davidson County
Trans:T20100021706 DEEDTRS
Recvd: 04/12/10 16:03 2 pgs
Fees:13.00 Taxes:321.90
20100412-0027673

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 December 15, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200612280160267, ("Deed of Trust"), Brian Costa conveyed to All Star Title, 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 The Bank of New York, as Trustee for TBW MORTGAGE-BACKED TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, Series 2007-1; and

WHEREAS, **The Bank of New York, as Trustee for TBW MORTGAGE-BACKED TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, Series 2007-1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201003170019906** 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 March 5, 12 and 19, 2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 1, 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 **David Jenner**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 87,001.00**; and

WHEREAS, **David Jenner** 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 **David Jenner** 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 **David Jenner**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 89, on the Plan of Sherry Heights, Section 3, of record in Book 2331, page 126 and 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made or a more complete description. Being the same property conveyed to Brian Costa and Marcus Williams, as joint tenants with right of survivorship by deed from Brian Costa dated 2/2/2005 and recorded in Instrument # 200503280032404, Register's Office for Davidson County, Tennessee. Further conveyed to Brian Costa, unmarried by deed dated 12/15/2006 and recoded in Instrument# 20061228-0160216, Register's Office for said County. 125 Port Drive, Madison, TN 37115.

The last recorded Warranty Deed was filed of record at Instrument No. 20061228 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 **David Jenner**, 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 1st day of April, 2010.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of April, 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

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

My Commission Expires: 11-28-2010

****

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 $ 87,001.00, 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 1st DAY OF APRIL 2010.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

****

No.: 226.1005471TN (Costa)
Property Address: 125 Port Drive, Madison, TN 37115
Tax Parcel ID No.: 04214001000

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

Mail Tax Notices To and Property Owner:
David Jenner
2201 St. Josephs Court
Brentwood, TN 37027