PICK-UP

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

BILL GARRETT, Davidson County
Trans:T20100052827 DEEDTRS
Recvd: 08/25/10 10:38 2 pgs
Fees:13.00 Taxes:187.96
20100825-0067250

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 7, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20070920-0112731, ("Deed of Trust"), Chris Florek conveyed to Larry A. Weissman, 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 SunTrust Mortgage, Inc.; and

WHEREAS, **SunTrust Mortgage, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20100504-0033758** 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 07/16/10, 07/23/10, 07/30/10, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 12, 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 **James Roberts**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$[illegible]0,801.00**; and

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

Exhibit "A"

Land in Davidson County, Tennessee being the Westerly 50 feet of Lot No. 37 on the plan of Inglewood, as of record in Book 332, Page 101, Register's Office for said county.

Said Lot No. 37 fronts 50 feet, more or less, on the Northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet, more or less, to a dead end.

BEING the same property conveyed to Grantor(s) by Deed recorded June 22, 2007 in Instrument Number 200706220074642, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20070622-0074642 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

James Roberts, 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 12th day of August, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of August, 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 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.

MATTHEW WILLIAMSON NOTARY PUBLIC GEORGIA EXPIRES SEPT. 25, 2011 FULTON COUNTY

Notary Public

My Commission Expires: 9/25/2011

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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 equal to or greater than the amount which the property transferred oluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,891
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August 20 10
Deputy Register

Affiant

SWORN TO BEFORE ME ON THIS 12th DAY OF AUGUST

MATTHEW WILLIAMSON NOTARY PUBLIC GEORGIA EXPIRES SEPT. 25, 2011 FULTON COUNTY

Notary Public

My Commission Expires: 9/25/2011

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No.: 221.1006934TN (Florek)
Property Address: 1139 Kirkland Avenue, Nashville, TN 37216
Tax Parcel ID No.: 072-07-001.00

Mail Tax Notices To and Property Owner:
James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211