FILE NO.: 416.0936581TN\I

BILL GARRETT, Davidson County
Trans:T20100078533 DEEDTRS
Recvd: 12/14/10 10:07 2 pgs
Fees:13.00 Taxes:534.65
20101214-0099328

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 April 29, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument 20040512-0054863, ("Deed of Trust")Rita A. Smith conveyed to American Title Co., 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 Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3; and

WHEREAS, **The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201004050024953** 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 10/29/2010, 11/05/2010, 11/12/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 02, 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 **The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $144,500.00; 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 The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3 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 **The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit "A" Property located at: 3801 West Hamilton Rd, Davidson County, Nashville, TN 37218 AND: A tract of land in the 13th Civil District of Davidson County, Tennessee, begin part of tract No. 8 on the plan of Fairview Subdivision, of record in Book 974, Page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson Engineers, dated January 23, 1964, as follows: Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1237.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning. Being the same property conveyed to Rita A. Smith and Victoria R. Smith on 06-24-96, by deed from Rita A. Smith, filed for record on 06/24/96, in Book 10096, Page 576, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200801230006864 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 **The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor in interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC3**, 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 02nd day of December, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 02nd day of December, 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.

Ashley M. Pengelly
Notary Public

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 2012

My Commission Expires: _____

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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 $144,500.00, 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 02ND DAY OF DECEMBER 2010.

Ashley M. Pengelly
Notary Public

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 2012

My Commission Expires: _____

File No.: 416.0936581TN (Smith)
Property Address: 3801 West Halls Hill Pike, Nashville, TN 37218
Tax Parcel ID No.: 069040092[illegible]

Mail Tax Notices To and Property Owner:

Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 770812226