FILE NO.: 432.1005574TN\ALG

BILL GARRETT, Davidson County
Trans:T20100081233 DEEDTRS
Recvd: 12/28/10 10:22 2 pgs
Fees:12.00 Taxes:0.00
20101228-0102580

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 January 03, 2008 and recorded in the Register's Office of Davidson County, TN, at Instrument 20080110-0003151, ("Deed of Trust")James L. Warner aka James Warner conveyed to Walter F. Jones, 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 BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP; and

WHEREAS, **BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 201004220030462** 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 07/09/2010, 07/16/2010, 07/23/2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 05, 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 **BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $122,183.72; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; 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 BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit; Land in Davidson County, Tennessee being Lot No. 176 on the Plan of Madison Park, Section 6, as of record in Plan Book 4300, Page 58, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof. The improvements thereon being commonly known as 505 Singer Drive, Madison, Tennessee 37115. Being the same lot or parcel of ground which by Deed dated June 5, 1998 and recorded among the Land Records of Davidson County in Book 10971 Page 795, was granted and conveyed by Teal Arthur Broersma, a wife Kaye Farmer, unto James L. Warner, unmarried.

The last recorded Warranty Deed was filed of record at Instrument 10971, Page 795 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assignsforever, 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 05th day of August, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 05th day of August, 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.

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

Notary Public

My Commission Expires: 9/25/2011

NO TAX – GOVERNMENTAL AGENCY

****

File No.: 432.1005574TN (Warner)
Property Address: 505 Singer Drive, Madison, TN 37115
Tax Parcel ID No.: 0436025100

STATE OF GEORGIA, DeKALB COUNTY
I/We hereby swear or affirm that the actual consideration for this transfer of the property transferred to is $ zero which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of Aug 2010

Notary Public

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

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