FILE NO.: 432.J1001256TN\I

BILL GARRETT, Davidson County
Trans:T20110014650 DEEDTRS
Recvd: 03/11/11 10:09 2 pgs
Fees:13.00 Taxes:162.86
20110311-0019430

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 26, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20031222-0181759, ("Deed of Trust")David L. Newsom conveyed to PRLAP. Inc, 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 THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1; and

WHEREAS, **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20110303-017048** in the Register's Office of Davidson County, TN; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 02/04/2011, 02/11/2011, 02/18/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 03, 2011, 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 THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $44,017.49; 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 THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1 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 THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

The following described Real Estate Situate lying and being in the County of Davidson State of Tennessee, to wit: Described property located in Davidson County, Tennessee, to wit: Being Lot Number 22-B, Zone Lot Division Lots 21 and 22 Monte Carlo, Section IV, of record in Plat Book 5200, Page 779, amending Plat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to, which plat reference is hereby made for a more complete description. This legal description is identical with that in Book 7479, Page 110, Register's Office of Davidson County, Tennessee. Being that parcel of land conveyed to David L. Newsome, unmarried from Secretary of Housing and Urban Development of Washington D.C. by that deed dated 09/10/2003 and recorded 10/06/2003 as Instrument number 20031006-0147208 of the Davidson County, TN Public Registry. Tax Map Reference : 173.01-240

The last recorded Warranty Deed was filed of record at Instrument No. 20031060147208 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 THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1**, 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 03rd day of March, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 03rd day of March, 2011, 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. PENDELLY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 27, 2012

Notary Public

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 $44,017.49, 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 03RD DAY OF MARCH 2011.

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

Notary Public

My Commission Expires:

File No.: 432.J1001256TN (Newsom)
Property Address: 301 Cedarcreek, Nashville, TN 37211
Tax Parcel ID No.: 173-01-0-240.00

Mail Tax Notices To and Property Owner:

BAC Home Loans Servicing, L.P.
400 National Way, Mail Stop CA6-919-01-23
Simi Valley, CA 93065