FILE NO.: 221.1100373TN\EDV

BILL GARRETT, Davidson County
Trans:T20110025266 DEEDTRS
Recvd: 04/29/11 09:59 2 pgs
Fees:13.00 Taxes:277.50
20110429-0032813

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 June 07, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20060612-0069568, ("Deed of Trust")Ulyess Williamson 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 U.S. National Bank Association, as Trustee for BAFC 2006-7; and

WHEREAS, **U.S. National Bank Association, as Trustee for BAFC 2006-7,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 201103250023104** 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 02/25/2011, 03/04/2011, 03/11/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 21, 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 **U.S. National Bank Association, as Trustee for BAFC 2006-7**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $75,000.00; 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 U.S. National Bank Association, as Trustee for BAFC 2006-7 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 **U.S. National Bank Association, as Trustee for BAFC 2006-7**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, State of Tennessee, and being the east part of lot 4, on the Plan of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for said County. Said part of lot fronts 50 feet on the east side of a 5.1 feet strip conveyed off the front of said Lot No. 4 to Nashville Housing Authority, by deed of record in Book 3344, Page 533, Register's Office; and extends back 127.1 feet to the south line and 128.5 feet on the north line, to an alley in the rear, (not open) on which it measures 49.7 feet. Being the same property conveyed to B.B. Doubleday, Jr. by Deed from Otis Campbell, Jr. and wife, Carol C. Campbell, dated 12/30/05, of record in Inst. No. 20060110-0003817, Register's Office for Davidson County, TN. Being the same property conveyed to Ulyess Williamson, unmarried, by deed dated 7/7/06 and recorded in Instrument # 20060612-0069567, Register's Office for said County. 907 South 12th Street, Nashville, TN 37206

The last recorded Warranty Deed was filed of record at Instrument Number 200606120069567 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 **U.S. National Bank Association, as Trustee for BAFC 2006-7**, 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 21st day of April, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 21st day of April, 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 thereon 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.

Notary Public

My Commission Expires: NOV 23 2014

KELECHI OPARA NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOV. 23, 2014

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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 $75,000.00, 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 21ST DAY OF APRIL, 2011.

Notary Public

My Commission Expires: NOV 23 2014

KELECHI OPARA NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOV. 23, 2014

File No.: 221.1100373TN (Williamson)
Property Address: 907 South 12th Street, Nashville, TN 37206
Tax Parcel ID No.: 094-01-0-241.00

Mail Tax Notices To and Property Owner:

SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261