BILL GARRETT, Davidson County
Trans:T20110033185 DEEDTRS
Recvd: 06/03/11 10:58 2 pgs
Fees:13.00 Taxes:140.60
20110603-0042604

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20060706-0080911, ("Deed of Trust"), Larry Niles and Eletta T. Niles conveyed to Arnold M. Weiss, Attorney, 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 FKA THE BANK OF NEW YORK,NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18; and

WHEREAS, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201104250031367** in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 03/25/2011, 04/01/2011 & 04/08/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 19, 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, 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 **Aubrey Hiam**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 33,301.00**; and

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

Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division Lots 1,2, and 4, Blair Heights, Section 3, Addition Zone Lot Division, of record in Plat Book 6250, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to the Grantors by Warranty Deed of record in Instrument No. 20060706-0080910, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20060706-0080910 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 **Aubrey Hiam**, 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 19th day of May, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 19th day of May, 2011, 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 this day and year above written.

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 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 $ 33,301.00, 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 19th DAY OF MAY 2011.

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

Notary Public

My Commission Expires:

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No.: 432.0903926TN (Niles)
Property Address: 541 West Old Hickory Boulevard, Madison, TN 37115
Tax Parcel ID No.: 04211010200

Mail Tax Notices To and Property Owner:
Aubrey Hiam
265 Hunters Lane
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 38,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3 DAY OF June 20 11

Deputy Register