BILL GARRETT, Davidson County
Trans:T20120014106 DEEDTRS
Recvd: 02/27/12 13:56 2 pgs
Fees:13.00 Taxes:124.17
20120227-0016791

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 August 31, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200609060109885, ("Deed of Trust"), Ralph D. Stevens and Irene B. Stevens conveyed to James H. Marshall, 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. Bank National Association, as Trustee for TBW, Mortgage-Backed Trust Series 2006-5, Mortgage Pass-Through Certificates, Series 2006-5; and

WHEREAS, **U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2006-5, Mortgage Pass-Through Certificates, Series 2006-5,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201103280023555** 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 12/23/2011, 12/30/2011, 1/6/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 19, 2012, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena 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 **Les Lazarus & Bill Lazarus**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 33,560.00**; and

WHEREAS, **Les Lazarus & Bill Lazarus** 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 **Les Lazarus& Bill Lazarus** 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 **Les Lazarus & Bill Lazarus**, 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. 35 on the Plan of Barclay Square, Section 1, as of record in Plat Book 4460, Page 141, said Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed by Quitclaim Deed from Ralph D. Stevens d/b/a Land Enterprises to Ralph D. Stevens and wife, Irene B. Stevens as recorded on the 17th day of March, 2004 in Instrument No. 200403170030291, and Warranty Deed from Deborah Aboyade-Cole and Mohamed S. Bakarr, unmarried to Ralph D. Stevens d/b/a Land Enterprises as recorded on the 15th Day of October, 1997 in Book 10646, Page 434, in the Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20040317-0030291 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA 35-5-101(f), and all announcements and notifications were made as required therein.

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 **Les Lazarus & Bill Lazarus**, 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 January, 2012.
Les & Bill Lazarus

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Germaine M. Duncan, its Asst VP

STATE OF GEORGIA
COUNTY OF DEKALB

On this 19th day of January, 2012, 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 the day and year above written.

Notary Public

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

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 $ 33,560.00, 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 JANUARY 2012.

Notary Public

My Commission Expires: _____

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

No.: 226.J1100517TN (Stevens)
Property Address: 224 Manatee Court, Nashville, TN 37212
Tax Parcel ID No.: 149-09-0-102.00

Mail Tax Notices To and Property Owner:
Les Lazarus & Bill Lazarus
915 Lewisburg Pike
Franklin,TN37064