FILE NO.: 226.0811010TN\P

BILL GARRETT, Davidson County
Trans:T20120038905 DEEDTRS
Recvd: 05/29/12 10:01 2 pgs
Fees:13.00 Taxes:675.80
20120529-0045940

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 14, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20031125-0171388, ("Deed of Trust")David Brown conveyed to Priority Trustee Services of Tennessee, L.L.C., 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 Option One Mortgage Loan Trust 2004-1, Asset-Backed Certificates, Series 2004-1; and

WHEREAS, **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-1, Asset-Backed 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. 20120417-0032642** 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 03/30/2012, 04/06/2012, 04/13/2012, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 26, 2012, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20080902, Page 0089395. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 Option One Mortgage Loan Trust 2004-1, Asset-Backed Certificates, Series 2004-1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $182,649.00; 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 Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-1, Asset-Backed 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 Option One Mortgage Loan Trust 2004-1, Asset-Backed 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:

Land in Davidson County, Tennessee being Lot No. 53 on the plan of Sugar Valley, a Planned Unit Development Section Six, of record in instrument no. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by deed from Hurley - Y, A Tennessee General Partnership, of record in Instrument no. 20030404-0045068, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the Grantor(s) herein by deed of even date and being filed for record in instrument no. 20031125-0171387, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200311250171387 in the Register's Office of Davidson County, TN.

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 the said **Wells Fargo Bank, N.A., as Trustee for Option**

One Mortgage Loan Trust 2004-1, Asset-Backed 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 26th day of April, 2012.

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

STATE OF GEORGIA

COUNTY OF FULTON

On this 26th day of April, 2012, 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. PENGELLY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 27, 2012

Notary Public

My Commission Expires: _____

****

STATE OF GEORGIA

COUNTY OF FULTON

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 $182,649.00, 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 26TH DAY OF APRIL 2012.

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

Notary Public

My Commission Expires: _____

File No.: 226.0811010TN (Brown)
Property Address: 7249 Sugarloaf Drive, Nashville, TN 37211
Tax Parcel ID No.: 181-01-0A-200.00-C0

Mail Tax Notices To and Property Owner:

American Home Mortgage Servicing, Inc.
1525 S Beltline Road
Coppell, TX 75019