THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

RETURN TO:
Eric Sox
201 Thompson Lane
Suite 200
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20120061481 DEEDTRS
Recvd: 08/17/12 10:11 2 pgs
Fees:13.00 Taxes:304.58
20120817-0073830

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 7, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070313-0030763 ("Deed of Trust"), Glenn Hudson aka Glen Hudson and Teresa Hudson conveyed to Priority Trustee Services of Tennessee, L.L.C, as Trustee, in the amount of $130,900 payable to OPTION ONE MORTGAGE CORPORATION 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, Wells Fargo Bank, N.A., as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20110425-0031374 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, 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 Note and 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 06/29/2012, 07/06/2012, 07/13/2012, in Davidson AM, by which advertisement the sale was held on July 26, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; 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 Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 32,319.00; and

WHEREAS, the holder of said debt for which the 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 Eric Sox 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 James Roberts, its 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. 5 on the Plan of Hazelwood, Section 9, of record in Book 4300, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to the within named grantor(s) by deed recorded simultaneously herewith in Instrument No. 20070313-0030762, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 20070313-0030762, 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 T.C.A. 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 James Roberts, 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 July, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Christian Mayer
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 26th day of July, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christian Mayer, 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 official seal the day and year above written.

ROBIN WALKER NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA FEB. 28, 2014

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 ~~$82,319.00~~ $82,319, 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 July, 2012.

ROBIN WALKER NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA FEB. 28, 2014

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 82,319

Affiant

Subscribed and sworn before me this the 17 **Day of** July, **20**12.

Brandi Wells, **Deputy Register**

File No. 1168512
Property Address: 4653 Artelia Dr, Antioch, TN 37013
Tax Parcel ID No.: 148-12-0-179.00

Mail Tax Notices To and Property Owner:
James Roberts
201 Thompson Lane
Suite 200
Nashville, TN 37211
6154794137