THIS INSTRUMENT PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

BILL GARRETT, Davidson County
Trans:T20130032029 DEEDTRS
Recvd: 04/18/13 14:21 2 pgs
Fees:13.00 Taxes:1258.00
20130418-0038781

RETURN TO:

Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070313-0030715 ("Deed of Trust"), Loiette H. Thompson conveyed to Larry A. Weissman, as Trustee, in the amount of $464,000 payable to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage Inc. 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, U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201304030032603 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 02/01/2013, 02/08/2013, 02/15/2013, in The Nashville Ledger, by which advertisement the sale was originally scheduled for March 28, 2013, sale was publically announced and postponed to be held on April 4, 2013, 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 U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $340,000.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3, his/her successors and assigns; 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 U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3 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 the U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being a tract of land shown on Property Map 168, Assessor's Office of Davidson County, Tennessee, identified as Parcel 246 and bounded in general by Hester Beasley Road on the South C.K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows: Beginning at an iron pin in the north right of way of Hester Beasley Road at the southeast corner of the C.K. Gowda Property recorded in Deed Book 5396, Page 450, Register's Office for Davidson County; thence leaving said right of way and along said Gowda's east line, North 16 degrees 40 minutes 14 seconds West 217.61 feet to an iron pin, thence North 22 degrees 47 minutes 08 seconds East, 106.91 feet to an iron pin; thence North 11 degrees 44 minutes 17 seconds East 178.01 feet to an iron pin ; thence North 35 degrees 8 minutes 22 seconds East, 133.91 feet to a concrete block; thence South 68 degrees 54 minutes 16 seconds East, 117.08 feet to an iron pin; thence South 59 degrees 58 minutes 24 seconds East 154.99 feet to an iron pin; thence South 74 degrees 20 minutes 39 seconds East, 130.95 feet to an iron pin; thence along a new line, the following 4 calls, South 60 degrees 47 minutes 03 seconds West a distance of 98.52 feet to an iron pin; thence South 15 degrees 39 minutes 21 seconds West a distance of 89.40 feet to an iron pin; thence South 43 degrees 38 minutes 32 seconds East a distance of 300.21 feet to an ion pin; thence South 16 degrees 20 minutes 26 seconds West a distance of 58.26 feet to an iron pin in the north right of way of Hester Beasley Road; thence with said right of way, along a curve to the left having radius of 782.82 feet, a distance of 436.74 feet to an iron pin at the base of a 20 inch cedar tree; thence South 74 degrees 22 minutes 34 seconds West a distance of 115.67 feet to an iron pin at the point of beginning and containing 5.04 acres, more or less. Being the same property conveyed to Loiette H. Thompson, unmarried, by deed

dated October 10, 2003 from Jeffrey L. Burns and wife, Pamela B. Burns, of record in Instrument No. 20031015-0152987, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20031015-0152987 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 U.S. BANK NATIONAL ASSOCIATION as Trustee for STARM 2007-3, 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 4th day of April, 2013.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Authorized Signor

STATE OF GEORGIA

COUNTY OF FULTON

On this 4th day of April, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, 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 Authorized Signor 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.

Mary C Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 30, 2017 DEKALB COUNTY, GEORGIA

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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 $340,000.00, 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 4th day of April, 2013.

Mary C Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 30, 2017 DEKALB COUNTY, GEORGIA

File No. 141513
Property Address: 9257 Hester Beasley Road, Nashville, TN 37221
Tax Parcel ID No.: 168-00-0-246.00

Mail Tax Notices To and Property Owner:

Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224
866-384-0903