PICK-UP

FILE NO.: 354.A14612TN\adt
LOAN NO.: 0009380312\FHA

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 12/26/01 10:51 2pgs
Fees:13.00 Taxes:298.59
20011226-0141645

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1989, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7971, Page 534, ("Deed of Trust"), James A. Huffaker and Kandi Huffaker conveyed to Charles W. Bone, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200112140138447,** in the Register's Office of Davidson County, Tennessee; 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 11/15/01, 11/22/01, 11/29/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 13, 2001, at the Main South entrance 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, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Staci Bell and Anthony Bell**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 80,700.00**; and

WHEREAS, **Staci Bell and Anthony Bell** 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 **Staci Bell and Anthony Bell** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Staci Bell and Anthony Bell**, 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. 173 on the Plan of Cherry Hills Subdivision, Section 8 of record in Plat Book 4660, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grantors by deed being recorded simultaneously herewith. The rider which is attached hereto is made a part hereof just as if the same appeared in the body of the mortgage.

The last recorded Warranty Deed was filed of record at Book 8563, Page 585, 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 **Staci Bell and Anthony Bell**, his/her/their successors and assigns, whom the said, **Priority Trustee Services of TN, L.L.C.**, 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, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 13th day of December, 2001.

Priority Trustee Services of TN, L.L.C., Substitute Trustee

STATE OF GEORGIA
COUNTY OF COBB

On this 13th day of December, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 9, 2002

Angelia D Thacker
Notary Public

My Commission Expires:

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STATE OF GEORGIA
COUNTY OF COBB

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 $ 80,700.00, 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 13TH DAY OF DECEMBER 2001.

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 9, 2002

Angelia D Thacker
Notary Public

My Commission Expires:

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MSP No.: 354.A14612TN (Sherrell)
Lender Loan No.: 0009380312
Property Address: 2965 Brantley Drive, Antioch, TN 37013
Tax Parcel ID No.: 150-06;15.00

Mail Tax Notices To and Property Owner:
Staci Bell and Anthony Bell
1825 Hidden Ridge Circle
Mt. Juliet, TN 37122