FILE NO.: 158.970014TN\alk
LOAN NO.: 1039144124\VA

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: 01/24/02 08:25 2pgs
Fees:12.00 Taxes:0.00
20020124-0009543

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 1995, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 9766, Page 476, ("Deed of Trust"), John Stafford and Karri Stafford conveyed to L. Patrick Sandlin, 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 BA Mortgage, LLC; and

WHEREAS, **BA Mortgage LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200111270128764,** 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 November 29, December 6 and December 13, 2001, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 10, 2002, 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 **BA Mortgage LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 55,522.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; 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 BA Mortgage LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation 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 the said **Secretary of Veterans Affairs,** Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Beginning at an iron pin South 22 degrees, 30 feet West 240 feet from the center line of Curtis Street, the said center line of Curtis Street being 735 feet West of the Westerly margin of Alpine Street, and running thence; North 67 degrees, 30 feet West 184.1 feet to an iron pin; thence South 22 degrees, 30 feet West 258 feet to an iron pin in the Northeasterly margin of Houston Street; thence South 67 degrees, 30 feet East 184.1 feet to an iron pin; thence North 22 degrees, 30 feet East 258 feet to the beginning. There is also conveyed all of the Grantors rights, title and interests in and to as easements for ingress and egress 24.1 feet wide and 218 feet long, running from Curtis Street and to the land herein conveyed. Being the same property conveyed to

from Curtis Street and to the land herein conveyed. Being the same property conveyed to Grantors by deed which is being placed of record simultaneously herewith in the Register's Office for Davidson County, Tennessee. Karri Stafford, spouse of John Stafford joins in this conveyance fro the express purpose of relinquishing all marital rights she may have in subject property, but she is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust.

The last recorded Warranty Deed was filed of record at Instrument , Page , 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 the said **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns forever, to 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 10th day of January, 2002.

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

Substitute Trustee

STATE OF Georgia
COUNTY OF Cobb

On this 10th day of January, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Joel Freedman, 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 Manager of **Priority Trustee Services of TN, L.L.C.**, 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 limited liability company by himself or herself as such officer or member.

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

Angelia D Thacker
Notary Public

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 6, 2002

My Commission Expires:

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 158.970014TN (Stafford)
Lender Loan No.: 1039144124
Property Address: 3227 Curtis Street, Nashville, TN 37217
Tax Parcel ID No.: 70-09; 77.00

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203