FILE NO.: 406.A15399TN\sak
LOAN NO.: 7980858\FHA

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

Davidson County APTSUBTR
Recvd: 02/05/02 14:20 2pgs
Fees:12.00 Taxes:0.00
20020205-0015966

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11037, Page 401, ("Deed of Trust"), Timothy D. Buckner and Susan G. Buckner conveyed to Doris M. Freeman, 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 North American Mortgage Company; and

WHEREAS, **North American Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20020111000486 3 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 12/13/01, 12/20/01, 12/27/01, 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 **North American Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 66,077.91; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Washington Mutual Bank, FA, successor to North American Mortgage Company,** his/her successors and assigns;

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 North American Mortgage Company 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 **Washington Mutual Bank, FA, successor to North American Mortgage Company,** his/her 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 part of Lot No. 14, Block L on the Plan of Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the southwesterly side of Idlewild Drive (formerly Lanier Avenue) and extends back 200 feet to a dead line and measures 100 feet thereon, being the northerly 100 feet of 250 feet of Lot No. 14 conveyed to Lula H. Johnson by deed from A.H. Vaughn et al of record in Book 2107, Page 445, said Register's Office.
Being the same property conveyed to Grantors herein by deed which is recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11037, Page 398, 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 **Washington Mutual Bank, FA, successor to North American Mortgage Company,** his/her 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 9, 2002

My Commission Expires: _____

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 406.A15399TN (Buckner)
Lender Loan No.: 7980858
Property Address: 710 Idlewild Drive, Madison, TN 37115
Tax Parcel ID No.: 52-01;292.00

Mail Tax Notices To and Property Owner:
Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803