FILE NO.: 560.A16750TN\zcd
LOAN NO.: 0006662526\CONV

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: 02/21/02 13:37 2pgs
Fees:13.00 Taxes:242.03
20020221-0022311

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 24, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200008300085743, ("Deed of Trust"), Maud Collier formerly known as Maud Huddleston, and Walter Rolston, and Naomi Rolston conveyed to Aaron D. Reeves, 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, **First Union National Bank of Delco,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20020115-0006107** 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 01/10/02, 01/17/02 & 01/24/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 31, 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 **First Union National Bank of Delco**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 65,413.61; 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 First Union National Bank of Delco 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 **First Union National Bank of Delco,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 277 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.
Said Lot No. 277 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines with the westerly margin of 27th Avenue North, formerly Gerry Avenue, 150 feet to an alley.
Being the same property conveyed to Walter Rolston and Naomi Rolston and Maud Collier by quitclaim deed from Maud Collier f/k/a Maud Huddleston, dated April 20, 1998, recorded as Instrument No. 20008160081212, Register's Office for Davidson County, Tennessee and by quitclaim deed dated August 24, 2000 recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No.200008300085742 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 **First Union National Bank of Delco,** its 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 31st day of January, 2002.

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

STATE OF Georgia
COUNTY OF Cobb

On this 31st 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 EXPIRES GEORGIA JUNE 9, 2002

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 $ 65,413.61, 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 31st DAY OF JANUARY 2002.

Angelia D Thacker
Notary Public

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

My Commission Expires:

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MSP No.: 560.A16750TN (Collier)
Lender Loan No.: 0006662526
Property Address: 2700 Morena Street, Nashville, TN 37208
Tax Parcel ID No.: 92-06;80.00

Mail Tax Notices To and Property Owner:
Fidelity National Foreclosure & Bankruptcy Solutions, Inc
1270 Northland Drive, Suite 200
Mendota Height, MN 55120