FILE NO.: 560.A15381TN\adt
LOAN NO.: 0006683626\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: 03/06/02 10:34 2pgs
Fees:13.00 Taxes:244.52
20020306-0027956

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 12, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20010122-0006233, ("Deed of Trust"), as re-recorded at Instrument No. 200108080085204, aforesaid records, and Bobby Gaines and Ammie Gaines 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, the beneficial interest of said Deed of Trust was last transferred and assigned to First Union National Bank of Delaware; and

WHEREAS, **First Union National Bank of Delaware,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20011120-0127062** 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 12/06/2001; 12/13/2001 and 12/20/2001, 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 **First Union National Bank of Delaware**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 66,085.85; 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 Delaware 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 Delaware,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
Property located at 1002 North 5th Street, Nashville, TN, County of Davidson, AND: Being Lot No. 116, on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Annie Gaines and Bobby Gaines, wife and husband, by Warranty Deed from Robert H. Braswell, dated July 17, 200, recorded July 19, 2000, Instrument #200007190071455, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No.200007190071455 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 Delaware, 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 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 COBB COUNTY EXPIRES GEORGIA JUNE 9, 2002

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 $ 66,085.85, 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 10TH DAY OF JANUARY 2002.

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

Notary Public

My Commission Expires: _____

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MSP No.: 560.A15381TN (Gaines)
Lender Loan No.: 0006683626
Property Address: 1002 North 5th Street, Nashville, TN 37207
Tax Parcel ID No.: 82-03;493.00

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