FILE NO.: 226.A15688TN\bab
LOAN NO.: 3502317\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: 03/28/02 11:34 2pgs
Fees:13.00 Taxes:1862.16
20020328-0038265

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 21, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200007310075312, ("Deed of Trust"), Phillip R. Verrill and Jianne Verrill conveyed to Southeastern Mortgage of Tennessee, Inc., 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, **Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200112190140315** 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 1/3/02, 1/10/02, 1/17/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 24, 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 **Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $503,286.79; 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 Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse 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 **Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse,** its 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. 10 on the plan of Burton Hills Village of Abbeywood, Tract 21 a portion of Zone Lot II, of record in Book 6900, page 223 amended in Book 7255, page 531, and further amended in book 7362, page 60, said Register's Office.
Being the same property conveyed to Phillip R. Verrill and wife Jianne Verrill by deed from Radnor Homes, Inc. dated 4/10/90, file 4/12/90 in Book 8087, page 97, said Register's Office.
Said Jianne Verrill joins in this Deed of Trust for the purpose of conveying and waiving all right, title and interest, if any, she may have in and to the said property. The said Jianne Verrill having no personal liability in connection with the loan to which reference is made herein.

The last recorded Warranty Deed was filed of record at Instrument No.8087 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 **Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse,** 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 24th day of January, 2002.

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

STATE OF Georgia
COUNTY OF Cobb

On this 24th 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 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 $503,286.79, 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 24th DAY OF JANUARY 2002.

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.: 226.A15688TN (Verrill)
Lender Loan No.: 3502317
Property Address: 7 Abbeywood Court, Nashville, TN 37215
Tax Parcel ID No.: 131-06-0-F-10.00

Mail Tax Notices To and Property Owner:
Option One Mortgage Corporation
3 Ada, C 879 AM
Irvine, CA 92618