FILE NO.: 078.A14026TN\sak
LOAN NO.: 0050138\CONV-FH

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 06/12/02 10:18 2pgs
Fees:12.00 Taxes:0.00
20020612-0071484

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200007050066662, ("Deed of Trust"), Marty Elisarraras and Sheila Elisarraras conveyed to Old Republic Title Company of Tennessee, 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 National City Mortgage Corporation; and

WHEREAS, **National City Mortgage Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No.** 20020524006376 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 4/18/02, 4/25/02, 5/2/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 9, 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 **National City Mortgage Corporation**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 115,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal Home Loan Mortgage Corporation, McLean, VA, 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 National City 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 **Federal Home Loan Mortgage Corporation**, 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 all of property conveyed in Book 7814, Page 974, Register's Office, Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924; dated May 16, 1996, as follows:
BEGINNING at an iron pin found in the northerly margin, 25.0 feet from the center line of Greer Road, a corner to William H. Baker, Trustee (Deed Book 8553, Page 694), and being the most southwest corner of this tract; thence, leaving said road and with said Baker, N 13 deg. 19 min. 51 sec. E. 677.36 feet to an iron pin set, a corner to said Baker; thence S 83 deg. 24 min. 48 sec. E. 64.00 feet to an iron pin found; thence S. 05 deg. 54 min. 48 sec. E. 707.38 feet to an iron pin set in the northerly margin, 25.0 feet from the center line of said Greer Road; thence with the northerly margin of said road for the next three calls as follows: N 81 deg. 02 min. 24 sec. W, 44.38 feet N. 81 deg. 59 min. 40 sec. W. 166.65 feet; and N 75 deg. 27 min. 36 sec. W. 86.54 feet to the beginning, containing 2.84 acres, more or less.
BEING the same property conveyed to Marty R. Elisarraras, and wife, Sheila A. Elisarraras, by deed from Ray Emmett, and wife, Shelley Renee Emmett, of record in Book 11003, Page 930 Register's Office for Davidson County, Tennessee. Marty R. Elisarraras and Marty Elisarraras being one and the same person. Sheila A. Elisarraras and Sheila Elisarraras being one and the same person.

The last recorded Warranty Deed was filed of record at Instrument No.11003 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 **Federal Home Loan Mortgage Corporation**, 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 9th day of May, 2002.

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

Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 9th day of May, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, 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 Vice President 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.

Notary Public

ANGELIA D. THACKER NOTARY PUBLIC GEORGIA EXPIRES JUNE 8, 2003 DEKALB COUNTY

My Commission Expires:

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 078.A14026TN (Elisarraras)
Lender Loan No.: 0050138
Property Address: 3016 Greer Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 11-00;69.00

Mail Tax Notices To and Property Owner:
Federal Home Loan Mortgage Corporation
1410 Springs Hill Road
McLean, VA 22102

State of Georgia DeKalb COUNTY

I hereby swear or affirm that the actual consideration or transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 9th day of May

Notary Public

ANGELIA D. THACKER NOTARY PUBLIC GEORGIA EXPIRES JUNE 8, 2003 DEKALB COUNTY