FILE NO.: 560.021179TN\sak
LOAN NO.: 0006694464\CONV

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: 07/24/02 12:03 2pgs
Fees:13.00 Taxes:251.00
20020724-0088841

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 4, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200104100035205, ("Deed of Trust"), Anthony Jackson and Mary Jackson conveyed to First American Title Insurance Company, 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 Delaware,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200206060068916** 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 6/6/02, 6/13/02, 6/20/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 27, 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 $ 67,837.75; 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 of parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 25A on the Plan of Zone Lot Division Lots Nos. 24 and 25, of Section 2, Revision of Lots Nos. 24 and 25 and Lot No. 30 of Section 2 of Lakeview Hills Subdivision, as of record in Book 5200, Page 754, amending Book 6200, Page 11, 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 Mary Jackson and husband, Anthony Jackson from Mary McCallum and Anthony Jackson, both unmarried with right of survivorship by Quitclaim Deed dated April 4, 2001 and recorded simultaneously herewith. This conveyance is subject to restrictions of record in Book 6156, Page 638, Register's Office for said County. This conveyance is subject to easements and/or setback lines of record in Plat Book 5200, Page 754, and Plat Book 6200, Page 11, Register's Office for said County. This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

The last recorded Warranty Deed was filed of record at Instrument No.20010410 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 27th day of June, 2002.

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

Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 27th day of June, 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.

MARY A. COLEMAN MY COMMISSION EXPIRES JUNE 6 2005 DeKALB CO., GEORGIA NOTARY PUBLIC

Notary Public

My Commission Expires: 6/6/05

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STATE OF GEORGIA
COUNTY OF DEKALB

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 $ 67,837.75, 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 27th DAY OF JUNE 2002.

MARY A. COLEMAN MY COMMISSION EXPIRES JUNE 6 2005 NOTARY PUBLIC

Notary Public

My Commission Expires: June 6, 2005

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MSP No.: 560.021179TN (Jackson)
Lender Loan No.: 0006694464
Property Address: 1315 Priest Wood Cts, Nashville, TN 37214
Tax Parcel ID No.: 108-16;46.00

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