FILE NO.: 381.023759TN\dks
LOAN NO.: 5944502458\CONV-FN

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: 08/20/02 09:30 2pgs
Fees:12.00 Taxes:0.00
20020820-0100327

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 29, 1999, and recorded in the Register's Office of Davidson County, TN, at Book 11463, Page 956, ("Deed of Trust"), Patricia D. Kemper conveyed to Transcontinental Title, 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 Washington Mutual Bank,FA; and

WHEREAS, **Washington Mutual Bank,FA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book** ~~X~~ , **Page** _____ , in the Register's Office of Davidson County, TN; and
*20020820-0100326

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 TN and the terms and provisions of said Deed of Trust on 4/25/02, 5/2/02 and 5/9/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 16, 2002, at the Main South entrance in Nashville, Davidson County, TN, 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 **Washington Mutual Bank,FA**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 126,085.41; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., 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 Washington Mutual Bank,FA 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 National Mortgage Association,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot No. 301, Section Five, Caldwell County Estates, as shown on plat of record in Plat Book 3300, Page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Tim Reynolds by Cash Deed from HUD, dated December 18, 1998, and recorded in Book 11290, Page 318, Register's Office for Davidson County, Tennessee and being further conveyed to Patricia Kemper by Warranty Deed being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11463, Page 953, in the

Register's Office of Davidson County, TN.

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 National Mortgage Association**, 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 16th day of May, 2002.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 16th 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

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

My Commission Expires:

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 381.023759TN (Kemper)
Lender Loan No.: 5944502458
Property Address: 5029 Edmonson Pike, Nashville, TN 37211
Tax Parcel ID No.: 147-10; 56.00

Mail Tax Notices To and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326