FILE NO.: 226.017339TN\sah
LOAN NO.: 2932465\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: 12/27/02 13:40 2pgs
Fees:13.00 Taxes:200.38
20021227-0159726

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 4, 2000, and recorded in the Register's Office of Davidson County, TN, at Instrument 200005160049103, ("Deed of Trust"), Elmer Lee Mayes conveyed to Morris, Schneider, Prior, LLC, 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 Wells Fargo Bank Minnesota, N. A. , as Trustee; and

WHEREAS, **Wells Fargo Bank Minnesota, N. A. , as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200211120139764** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 11/7/02, 11/14/02, 11/21/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 5, 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 **Wells Fargo Bank Minnesota, N. A. , as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 54,151.84; 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 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,** 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. 458 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, Page 31, Register's Office for Davidson County. Said Lot No. 458 fronts 80 feet on the west side of Robinwood Drive and runs back 140 feet on the north line of 139.8 feet on the south line to a dead end in the rear on which it measures 80 feet. BEING the same property conveyed to Elmer Lee Mayes, by Quitclaim Deed dated January 3, 1993, of record in Deed Book 8904, Page 218, and also in Deed Book 7072, Page 57, Deed Book 7072, Page 53, and Deed Book 4737, Page 608, in the Office of the Register of the County Court of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument8904 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 **Wells Fargo Bank Minnesota, N. A. , as Trustee,** 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 5th day of December, 2002.

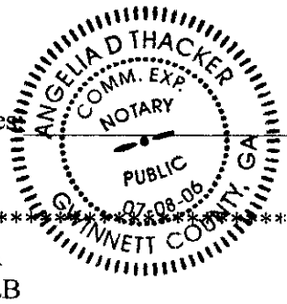
Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 5th day of December, 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.

Angelia D Thacker
Notary Public



My Commission Expires:

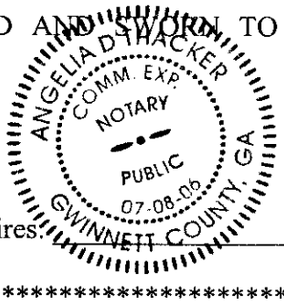
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STATE OF GEORGIA
COUNTY OF DEKALB

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 $ 54,151.84, 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 5th DAY OF DECEMBER 2002.



Angelia D Thacker
Notary Public

My Commission Expires:

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MSP No.: 226.017339TN (Mayes)
Lender Loan No.: 2932465
Property Address: 3187 Robwood Drive, Nashville, TN 37207
Tax Parcel ID No.: 50-15;164.00

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