FILE NO.: 333.0212177TN\bab
LOAN NO.: 0016239287\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: 01/14/03 08:21 2pgs
Fees:13.00 Taxes:207.20
20030114-0005499

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 26, 2000, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200005040045062, ("Deed of Trust"), Lori A. Lancaster conveyed to Wesley D. Turner, 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, **Ameriquest Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. **200212160154886** 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 12/5/02, 12/12/02, 12/19/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 2, 2003, 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 **Ameriquest Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 56,000.00; 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 Ameriquest Mortgage Company 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 **Ameriquest Mortgage Company,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tract or parcel of land located and being in Davidson County, State of Tennessee, more particularly described as follows: Beginning at a point in the West margin of Old Harding Road; said point being the Southeast corner of Nadine King's property; thence with the Westerly margin of Old Harding Road South 14 degrees 6 minutes 38 seconds East 124.60 feet to an iron pin; thence South 83 degrees 39 minutes 43 seconds West 364.31 feet to an iron pin; thence North 04 degrees 49 minutes 38 seconds West 123.50 feet to a tree in a fence line being Nadine Kings's South line; thence North 84 degrees 19 minutes 10 seconds East 192.62 feet to a post in said fence line; thence continuing with said line North 49 minutes 36 seconds East 151.61 feet to the beginning. Being the same property conveyed in Quitclaim Deed from Mary Ann Archey to Lori A. Lancaster dated 5/1/98, recorded 5/4/98 in Book 10912, page 879, in the Register's Office for Davidson County, TN.

The last recorded Warranty Deed was filed of record at 10912 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 **Ameriquest Mortgage Company,** 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 2nd day of January, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 2nd day of January, 2003, 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 COMM. EXP. 07-08-06 GWINNETT COUNTY, GA

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 $ 56,000.00, 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 2ND DAY OF JANUARY 2003.

ANGELIA D THACKER NOTARY PUBLIC COMM. EXP. 07-08-06 GWINNETT COUNTY, GA

Notary Public

My Commission Expires: _____

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**MSP No.: 333.0212177TN (Lancaster)**
**Lender Loan No.: 0016239287**
**Property Address: 8530 Old Harding Road, Nashville, TN 37221**
**Tax Parcel ID No.: 168-00-176.00**

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 City Parkway West
Orange, CA 92868