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

Davidson County DEEDTRS
Recvd: 02/20/03 13:09 2pgs
Fees:13.00 Taxes:165.90
20030220-0022587

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 10537, Page 440, ("Deed of Trust"), Rowena M. Hooper conveyed to George R. Woods, Sr., 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 ABN AMRO Mortgage Group Inc.; and

WHEREAS, **ABN AMRO Mortgage Group Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200301090004234,** 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 January 9, January 16 and January 23, 2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 13, 2003, 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 **James Roberts**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 44,837.00**; and

WHEREAS, **James Roberts** has/have 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 **James Roberts** 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 **James Roberts**, his/her/their 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 Lot No. 16 of Block H, on the Plan of Croleywood Subdivision, Section 2, as of record in Book 1130, Page 100, Register's' Office for Davidson County, Tennessee. Said Lot No. 16 fronts 60 feet on the Northerly side of Patton Avenue and runs back between lines, 190.7 feet on the Westerly line and 185.9 feet on the Easterly line to a dead line on which it measures 60.2 feet. Being the same property conveyed to Grantor herein by deed of record in Book 5017. Page 765, said Register's Office.

The last recorded Warranty Deed was filed of record at Book 5017, Page 765, 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 forever, to **James Roberts**, his/her/their successors and assigns, 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.

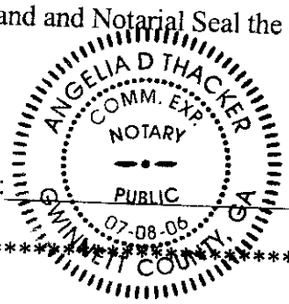
IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 13th day of February, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 13th day of February, 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

My Commission Expires: _____

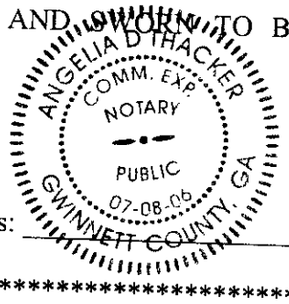
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STATE OF GEORGIA
COUNTY OF DEKALB

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 $ 44,837.00, 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 13th DAY OF FEBRUARY 2003.



Angelia D Thacker
Notary Public

My Commission Expires: _____

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MSP No.: 393.0213585TN (Hooper)
Lender Loan No.: 0001070174
Property Address: 6322 Patton Avenue, Nashville, TN 37209
Tax Parcel ID No.: 91-13;54.00

Mail Tax Notices To and Property Owner:
James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211