FILE NO.: 382.0210608TN\fbc
LOAN NO.: 0431228477\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: 03/25/03 09:34 2pgs
Fees:13.00 Taxes:388.50
20030325-0039046

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 18, 1999, and recorded in the Register's Office of Davidson County, TN, at Book 11363, Page 970, ("Deed of Trust"), Dewey R. Dickens and Charlene L. Dickens conveyed to William D. Castleman, 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 Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee; and

WHEREAS, **Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument # 200302100017958,** 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 2/13/03, 2/20/03, 2/27/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 13, 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 **Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 105,000.00; 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 Bank One, National Association, F/K/A The First National Bank of Chicago, 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 **Bank One, National Association, F/K/A The First National Bank of Chicago, 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 the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, Lic. No. 271, dated December 17, 1979, as follows:
Beginning at an iron pin, now a power pole, on the South margin of Union Hill Road, same being the Northwest corner of this tract and the Northeast corner of the Shelby Greer property; thence, with the South margin of Union Hill Road South 85 degrees 20 minutes East 183.00 feet to an iron pin; thence, leaving the road South 4 degrees 43 minutes West 700.00 feet to an iron pin; thence, South 57 degrees 46 minutes West 308.98 feet to a stake in the original West line fence; thence, generally with fence for the next six calls; North 27 degrees 47 minutes East 100.00 feet to a white oak; thence, North 38 degrees 12 minutes East 138.5 feet to a white oak; thence, North 23 degrees 00 minutes East 128.00 feet to a hickory tree; thence, North 10 degrees 14 minutes East 323.0 feet to a dead elm stump in fence corner; thence, North 36 degrees 15 minutes West 156.0 feet to a corner post; thence, North 5 degrees 15 minutes West 119.0 feet to an iron pin; the point of beginning and containing 2.03 acres, more or less.
Being the same property conveyed to Charlene Louise Dickens and husband Dewey R. Dickens by deed from Fidelity Federal Bank, FSB, of record in Book 8242, Page 683, Register's Office for said County.
Charlene L. Dickens being one and the same person as Charlene Louise DIckens.

The last recorded Warranty Deed was filed of record at Book 8242, Page 683, 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 **Bank One, National Association, F/K/A The First National Bank of Chicago, 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 13th day of March, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 13th day of March, 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.

Notary Public

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

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 $ 105,000.00, 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 13th DAY OF MARCH 2003.

Notary Public

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

My Commission Expires: _____

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MSP No.: 382.0210608TN (Dickens)
Lender Loan No.: 0431228477
Property Address: 1515 Union Hill Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 17-00;266.00

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