FILE NO.: 382.0303430TN\jfd
LOAN NO.: 0434555207\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: 05/20/03 10:42 2pgs
Fees:13.00 Taxes:626.61
20030520-0068560

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 6, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument 20020813-0097820, ("Deed of Trust"), Robert L. Mabry and Wilma Sue Mabry conveyed to Title Enterprise, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20030320-0036865** 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 3/20/03, 3/27/03, 4/3/03, in THE NASHVILLE RECORD, by which advertisement the sale was was originally scheduled for April 17, 2003 and postponed to May 1, 2003 and was postponed to and held on May 1, 2003, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center 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, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Mortgage Electronic Registration Systems, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 169,355.32; 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 Mortgage Electronic Registration Systems, Inc. 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 **Mortgage Electronic Registration Systems, Inc.,** 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 in Davidson County, State of Tennessee, described as follows, to-wit:
Being part of Block No. 14 on the Plan of Realty Savings Bank & Trust Company's revised plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for said County, described as follows: BEGINNING on the Westerly margin of 53rd Avenue North, formerly 12th Street at a point 270 feet South of the Southerly margin of Nevada Avenue, thence with the Westerly margin of 53rd Avenue North, Southwardly 50 feet to the Northeast corner of Lot No. 1 on the Map showing re-subdivision of Lots Nos. 1 to 4 inclusive of the subdivision of Lots Nos. 21 and 22 of the Realty Savings Bank & Trust Company's revised plan, as of record in Book 1130, Page 51, said Register's Office; thence with the Northerly line of said Lot No. 1, Westwardly 136 feet, more or less, to the Easterly margin of the Right-of-Way of a proposed spur track of the N. C. & St. L. Railway; thence with said right-of-way northwardly 50 feet thence eastwardly 137 feet, more or less, to the beginning.
Being the same property conveyed to Robert L. Mabry and wife, Wilma Sue Mabry, reserving a life estate for Tommy W. Baker a/ka/ Tommie W. Baker by Quitclaim Deed from Karla Kay Allen, Trustee dated April 13, 1981 and recorded April 20, 1981 in Quitclaim Book 5734, Page 873, Register's Office for Davidson County, Tennessee. Tommy W. Baker a/k/a Tommie W. Baker died 08/25/82.
This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The last recorded Warranty Deed was filed of record at Instrument5734 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 **Mortgage Electronic Registration Systems, Inc.**, 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 1st day of May, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of May, 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

JEAN DENNY NOTARY PUBLIC GWINNETT COUNTY, GA COMM. EXP. 02-23-07

My Commission Expires: 2/23/07

****

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 $ 169,355.32, 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 1st DAY OF MAY 2003.

Notary Public

JEAN DENNY NOTARY PUBLIC GWINNETT COUNTY, GA COMM. EXP. 02-23-07

My Commission Expires: 2/23/07

****

MSP No.: 382.0303430TN (Mabry)
Lender Loan No.: 0434555207
Property Address: 223 53rd Avenue North, Nashville, TN 37209
Tax Parcel ID No.: 91-15;85.00

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