FILE NO.: 198.A11488TN\alk
LOAN NO.: 003119302\VA

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: 06/09/03 12:33 2pgs
Fees:12.00 Taxes:0.00
20030609-0079110

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1985, and recorded in the Register's Office of Davidson County, TN, at Instrument 6687, Page 561, ("Deed of Trust"), as re-recorded at Instrument 6691, Page 389, aforesaid records, and Effait Skipper and Deborah l. Skipper conveyed to Warren H. Wild, Jr., 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 Real Estate Financing, Inc.; and

WHEREAS, **Regions Mortgage, Inc. f/k/a Real Estate Financing, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200304150049664, Page** , 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 April 10, April 17, and April 24, 2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 15, 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 **Regions Mortgage, Inc. f/k/a Real Estate Financing, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 39,659.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; 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 Regions Mortgage, Inc. f/k/a Real Estate Financing, 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 the said **Secretary of Veterans Affairs,** Washington, D.C., his 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. 74, on the Plan of Joywood Heights, Section One, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 60 feet on the Northerly side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line in the rear, running 60 feet thereon.

The last recorded Warranty Deed was filed of record at Instrument 10456, Page 537, 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 **Secretary of Veterans Affairs**, Washington, D.C., his 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 15th day of May, 2003.

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

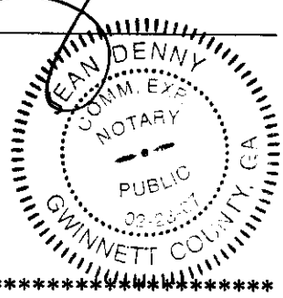
STATE OF GEORGIA
COUNTY OF DEKALB

On this 15th 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

My Commission Expires: 2/23/07



NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 198.A11488TN (Burns)
Lender Loan No.: 003119302
Property Address: 523 Wesley Avenue, Nashville, TN 37207
Tax Parcel ID No.: 71-08;203.00

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203