FILE NO.: 604.0304603TN\jfd
LOAN NO.: 042853908\CONV

Davidson County DEEDTRS
Recvd: 06/10/03 09:37 2pgs
Fees:13.00 Taxes:157.25
20030610-0079690

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 2001, and recorded in the Register's Office of Davidson County, TN, at 20020103-0001100, ("Deed of Trust"), Rana Smith-Love conveyed to Transcontinental Title, 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, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact; and

WHEREAS, **Bank One, National Association, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20030530-0073063** 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 4/17/03, 4/24/03, 5/1/03, 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 **Bank One, National Association, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 42,500.00; 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, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact 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, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact,** its 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 the North 40 feet of Lot 350 and the South 10 feet of Lot No. 351 on the map of J. M. T. J., and G. W. Harding's Subdivision, of record in Book 21, Page 80, said Register's Office, and more particularly described as follows.
Beginning at an iron pin located in the easterly margin of 23rd Avenue North, said point of beginning being 676 feet northerly from the north margin of Osage Street; thence with the easterly margin of 23rd Avenue North, North 6 degrees west 50 feet to an iron pin; thence North 82 degrees 15 minutes east 157 feet to an iron pin located in the westerly margin of a 16 foot alley; thence with the westerly margin of said alley, South 6 degrees east 50 feet to a pin in the westerly margin of said alley; thence south 82 degrees 15 minutes west for a distance of 157 feet to the point of beginning.
Being the same property conveyed to Rana Frances Cloyd Floyd Smith, by final Decree of Divorce from Taylor Smith, dated 03/15/1979 and recorded 03/15/1979 in Book 5406, Page 63, in the Register's Office for Davidson County, Tennessee.
And further being conveyed to Rana Smith-Love by Quitclaim Deed recorded in Instrument# 20020103-0001099 in said County of Davidson

The last recorded Warranty Deed was filed of record at 200201030001099, Page , 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, as Trustee by: Saxon Mortgage Services, Inc. its attorney-in-fact,** 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 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

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

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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 $ 42,500.00, 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 15th DAY OF MAY 2003.

Notary Public

My Commission Expires: 2/23/07

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

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MSP No.: 604.0304603TN (Smith-Love)
Lender Loan No.: 042853908
Property Address: 1730 23rd Avenue North, Nashville, TN 37208
Tax Parcel ID No.: 81-10-273.00

Mail Tax Notices To and Property Owner:
Saxon Mortgage/Fidelity National Foreclosure Solutions
1270 Northland Drive, Suite 200
Mendota Height, MN 55120