PICK-UP

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: 07/24/03 13:18 2pgs
Fees:13.00 Taxes:150.75
20030724-0103801

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1986, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 7070, Page 785, ("Deed of Trust"), as re-recorded at Book No. 7096, Page 502, aforesaid records, and W.C. Thompson, Jr. and Geraldine C. Thompson 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 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 No. 20030709-0095227,** 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 06/26/03, 07/03/03, 07/10/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 17, 2003, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center 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, 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 **Eric Sox and Missy Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 40,743.00**; and

WHEREAS, **Eric Sox and Missy Sox** 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 **Eric Sox and Missy Sox** 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 **Eric Sox and Missy Sox**, 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 the 12th formerly 21st Civil District of Davidson County, Tennessee, being part of Lot No. 18 on the unrecorded Map of the subdivision of part of the Marshall Waters Land, described according to a copy of a survey made May 15, 1960, by Richard B. Omohundro, Engineer, as follows:
Beginning at a point at the northeasterly intersection of Knight Road and Ewing Drive, said point being the southwest corner of the property herein described; thence along the said margin of Knight Road, North 3 deg. East 55 feet, more or less to a point in the center line of Ewing Creek; thence along the said center of Ewing Creek, North 65 deg. 44 minutes East 549 feet more or less to a point; thence continuing with the center line of Ewing Creek, North 38 deg. 30 minutes East 299.6 feet, more or less, to a point in the west line of the W.D. Thompson Land, thence along the westerly line of the W.D. Thompson Lands, South 3 deg. 30 minutes West 392.4 feet to an iron pin in the northerly margin of Ewing Drive; thence along the said margin of said Drive and having a chord bearing of South 81 deg. 28 minutes West 234 feet to a point; thence continuing along the said margin of said Drive, South 78 deg. 28 minutes West 443.6 feet to the point of beginning.
Being the same property conveyed to W.C. Thompson, Jr. and wife, Geraldine C. Thompson by deed recorded in Book 4027 at page 1, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 4027, Page 1, 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 **Eric Sox and Missy Sox**, 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 17th day of July, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 17th day of July, 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: April 17 2006

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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 $ 40,743.00, 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 17th DAY OF JULY 2003.

Notary Public

My Commission Expires: April 17 2006

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MSP No.: 354.0307953TN (Thompson)
Lender Loan No.: 0106040538
Property Address: 673 Ewing Drive, Nashville, TN 37207
Tax Parcel ID No.: 59-00;88.00

Mail Tax Notices To and Property Owner:
Eric Sox and Missy Sox
569 Holt Valley Road
Nashville, TN 37221