FILE NO.: 590.0309619TN\gmd
LOAN NO.: 7011899163\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: 09/05/03 13:37 2pgs
Fees:13.00 Taxes:416.25
20030905-0130127

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 27, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 200109120099366, ("Deed of Trust"), William P Ackerman and Beth Ackerman conveyed to PRLAP, Inc., 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, **Bank of America, N.A., successor by merger to BA Mortgage, LLC**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument** 20030821 0121 261 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 7/24/2003, 7/31/2003, 8/7/2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 21, 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 of America, N.A., successor by merger to BA Mortgage, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 112,500.00; 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 of America, N.A., successor by merger to BA Mortgage, LLC 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 of America, N.A., successor by merger to BA Mortgage, LLC**, 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 in Davidson County, State of Tennessee, being more particularly described as follows, to wit:
Being lot no. 115 on the plan of Priest lake park, Section 2, of record in book 4175, pages 56,57 and 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.
Being that parcel of land conveyed to William P. Ackerman and Beth Ackerman, husband and wife, from Bennett M. Jones, married by that deed dated 09/03/1994 and recorded 10/05/1994 in deed book 9485, at page 837 of the Davisdon County, TN Public Registry.
Tax Map Reference: MAP 136-03-5

The last recorded Warranty Deed was filed of record at Instrument9485 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 of America, N.A., successor by merger to BA Mortgage, LLC**, 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.

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IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.,** Substitute Trustee, has hereunto set his hand, this 24 day of August, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 24 day of August, 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: _____

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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 $ 112,500.00, 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 _____ DAY OF AUGUST 2003.

Notary Public

My Commission Expires: _____

DEIDRE BOYKINS NOTARY PUBLIC GWINNETT CO., GA MY COMMISSION EXPIRES APRIL 17, 2006

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MSP No.: 590.0309619TN (Ackerman)
Lender Loan No.: 7011899163
Property Address: 3832 Anderson Road, Nashville, TN 37217
Tax Parcel ID No.: 136-03; 5.00

Mail Tax Notices To and Property Owner:
Bank of America (FL) / FNFS
1270 Northland Drive
Mendota Height, MN 55120