FILE NO.: 590.0308192TN\dks
LOAN NO.: 7011892143\CONV-2ND

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: 09/10/03 13:57 2pgs
Fees:13.00 Taxes:112.93
20030910-0132200

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 5, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 200108280092889, ("Deed of Trust"), Bailey Ray Tinsley 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Bank of America, N.A., successor by merger to BA Mortgage, LLC; 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 200307160099057** 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 7/10/2003, 7/17/2003, 7/24/2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 31, 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 $ 30,521.99; 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, described as follows, to wit: Being a 2.63 acres, more or less, tract of land known as parcel #1 on the Reuben D. Anderson Subdivision, section II, as recorded in book 5200, page 284, and more fully described as follows: Beginning in the south right-of way line of Cane Ridge Road at a point which is the northwest corner of the parcel of land belonging to the American Telephone & Telegraph Co., and also being the northeast corner of the property herein conveyed, thence south 54 degrees 24 minutes 39 seconds west 271.91 feet to a post; thence following the same fence line south 3 degrees 9 minutes 42 seconds west 328.14 feet to a post; thence leaving said fence and running north 84 degrees 37 minutes 34 seconds west 238.06 feet to a fence; thence north 1 degrees 27 minutes 33 seconds east 314.59 feet to a post; thence north 74 degrees 20 minutes 16 seconds east 195.16 feet to a point; thence north 39 degrees 57 minutes 25 seconds east 108.59 feet to a point; thence north 55 degrees 37 minutes 7 minutes east 176.05 feet to a point in the southern right-of-way line of Cane Ridge Road; thence in a easterly direction along the right-of-way line of Cane Ridge Road, 108.59 feet to the point of beginning. Being that parcel of land conveyed to Alice J. Bates, an unmarried person from R.D. Anderson, a single person by that deed dated 08/27/1980 and recorded 10/31/1980 in deed book 5672, at page 493 of the Davidson County, TN Public Registry. Being that parcel of land conveyed to Alice J. Tinsley and Bailey Ray Tinsley from Alice J. Tinsley by that deed dated 11/29/1983 and recorded 11/30/1983 in deed book 6184, at page 66 of the Davidson County, TN Public Registry.

Tax Map Reference: 182.00-148
Alice J. Tinsley having since died and title now vesting in Bailey Ray Tinsley as surviving tenant by it's entirety.

The last recorded Warranty Deed was filed of record at Instrument6184 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.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.,** Substitute Trustee, has hereunto set his hand, this 31st day of July, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 31st 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:_____

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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 $ 30,521.99, 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 JULY 2003.

Notary Public

My Commission Expires: _____

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MSP No.: 590.0308192TN (Tinsley)
Lender Loan No.: 7011892143
Property Address: 5989 Cane Ridge Road, Antioch, TN 37013
Tax Parcel ID No.: 182.00-148
Mail Tax Notices To and Property Owner:
Bank of America (FL) / FNFS
1270 Northland Drive
Mendota Height, MN 55120