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: 10/01/03 13:02 2pgs
Fees:13.00 Taxes:86.99
20031001-0144928

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 2, 1977, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 5143, Page 714, ("Deed of Trust"), Katherine Schaeffer conveyed to Wilkins, Adams & Weems, 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 ABN AMRO Mortgage Group, Inc.; and

WHEREAS, **ABN AMRO Mortgage Group, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200309220139863,** , 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 August 14, August 21 and August 28, 2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 11, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 2001082700922, Page 69; Book 2001082700927, Page 70. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 23,511.00**; and

WHEREAS, **Eric 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** 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**, 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 Davidson County, Tennessee, being Lot No. 147 on the plan of Trinity Hills Village, Section Two, First Addition of record in Plan Book 4460, Pages 45 and 46, Register's Office for said County. Said Lot No. 147 fronts 55.0 feet on the Northeasterly margin of Combs Drive and extends back 134.9 feet on the Northwesterly line and 133.3 feet on the Southeasterly line to a dead line in the rear, measuring 58.7 feet thereon.

The last recorded Warranty Deed was filed of record at Book 5390, Page 662, 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**, 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 11 day of September, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 11 day of September, 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.

GERMAINE DUNCAN NOTARY EXPIRES GEORGIA SEPT. 21, 2007 PUBLIC CLAYTON COUNTY

Germaine Duncan
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 $ 23,511.00, 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 SEPTEMBER 2003.

GERMAINE DUNCAN NOTARY EXPIRES GEORGIA SEPT. 21, 2007 PUBLIC CLAYTON COUNTY

Germaine Duncan
Notary Public

My Commission Expires: _____

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MSP No.: 393.0213293TN (Pelzer)
Lender Loan No.: 701950
Property Address: 2725 Combs Drive, Nashville, TN 37207
Tax Parcel ID No.: 60-13;160.00

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