Davidson County DEEDTRS
Recvd: 10/17/03 14:08 2pgs
Fees:13.00 Taxes:362.60
20031017-0154197

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 4, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 10673, Page 327, ("Deed of Trust"), Phillip Vantrease conveyed to Ron Suedekum, 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 NA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. **200309170136926,** 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 9/4/2003, 9/11/2003, 9/18/2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 2, 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 **James Michael Maitland and Jerry Maitland**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 63,400.00**; and

WHEREAS, **James Michael Maitland and Jerry Maitland** 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 **James Michael Maitland and Jerry Maitland** 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 **James Michael Maitland and Jerry Maitland**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot Number 196 on the Plan of Hickory Woods Estates, Section C, of record in plat book 6900 at page 884 thru 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Phillip Vantrease, unmarried, by Warranty Deed of record in book 10673, page 324, of the Register's Office of Davidson County, Tennessee.
Subject to Covenants, condition and Restriction of record in book 7823, page 857. book 7857, page 94, as re-recorded in book 7876, page 75, book 9616, page 470, and book 9616, page 477; and and all matters of record an as shown in plat book 6900, pages 884-886; all of the Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 10673, Page 324, 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 **James Michael Maitland and Jerry**

Maitland, 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 2 day of October, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 2 day of October, 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 PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

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 $ 63,400.00, 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 2 DAY OF OCTOBER 2003.

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

Germaine Duncan
Notary Public

My Commission Expires: _____

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MSP No.: 590.0312356TN (Valuation)
Lender Loan No.: 7010021728
Property Address: 6153 Firelight Trail, Antioch, TN 37013
Tax Parcel ID No.: 176-05-0-B-101.00
Mail Tax Notices To and Property Owner:
James Michael Maitland and Jerry Maitland
7213 Wexford Point
Nashville,TN37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,800

James Michael Maitland
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct 2003

Deputy Register