FILE NO.: 711.0313712TN\gmd
LOAN NO.: 0000854875\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: 11/17/03 08:29 2pgs
Fees:13.00 Taxes:111.31
20031117-0167046

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 21, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 200104020031199, ("Deed of Trust"), Toni M. Lee and Isaac Dewayne Lee conveyed to Henry B. Allison III, 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 Key Bank, USA, N.A.; and

WHEREAS, **Key Bank, USA, N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument** 20031103 0160843 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 9/25/2003, 10/2/2003, 10/9/2003, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 23, 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 **Key Bank, USA, N.A.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 30,084.39; 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 Key Bank, USA, N.A. 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 **Key Bank, USA, N.A.,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being lot no. 6 or block "D" on the plan of Eastview Subdivision of the Shwab Property, as of record in book 547, page 64, Register's Office for said county. Said lot no. 6 fronts 50 feet on the westerly side of Elmhurst Avenue and runs back between parallel lines 150 feet to the easterly line of block "G".
Being the same property conveyed to Issac Dewayne Lee by quitclaim from Ricky Earl Lee, dated July 14, 2000 and filed for record in instrument no. 200007140069756 Register's Office for Davidson County, Tennessee. Also of record in instrument nos. 200006080057422, 200006080057423, 200006080057424, 200003170027619, and 200002280019027, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument20030328-0041364 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 **Key Bank, USA, N.A.,** 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 23 day of October, 2003.

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

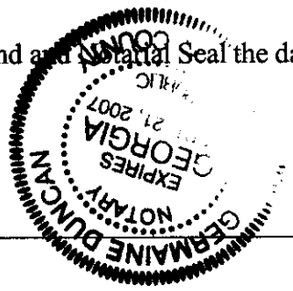
STATE OF GEORGIA
COUNTY OF DEKALB

On this 23 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.

Notary Public

My Commission Expires: _____



****

STATE OF GEORGIA
COUNTY OF DEKALB

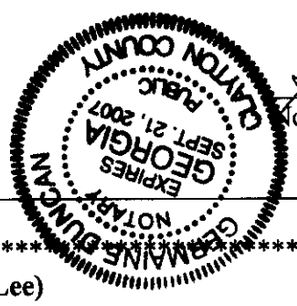
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,084.39, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 23 DAY OF OCTOBER 2003.

Notary Public

My Commission Expires: _____



****

MSP No.: 711.0313712TN (Lee)
Lender Loan No.: 0000854875
Property Address: 135 Elmhurst Avenue, Nashville, TN 37207
Tax Parcel ID No.: 71 - 10; 169.00

Mail Tax Notices To and Property Owner:
Key Home Equity Services/Fidelity National FC/BK Solutions
1270 Northland Drive, Suite 200
Mendota Height, MN 55120