FILE NO.: 220.0312943TN\jcc
LOAN NO.: 8044050543\CONV

Davidson County DEEDTRS
Recvd: 01/20/04 09:08 2pgs
Fees:13.00 Taxes:187.39
20040120-0007249

THIS INSTRUMENT PREPARED
BY & RETURN TO:
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 March 9, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200103200026368, ("Deed of Trust"), Judy L.Dodd conveyed to Terry Beville, 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 Fairbanks Capital Corp.; and

WHEREAS, **Fairbanks Capital Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200312120178325** 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 12/10/03, 12/17/03, 12/23/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 8, 2004, 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 **Fairbanks Capital Corp.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 50,646.61; 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 Fairbanks Capital Corp. 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 **Fairbanks Capital Corp.,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being part of Lot No. 40 on the Plan of Capitol View Subdivision, as of record in Book 974, page 52-53, Register's Office for Davidson County, Tennessee, and being more described as follows:
BEGINNING at a point in the southerly margin of a 50 foot proposed roadway, running south of and along the northerly line of Lot No. 40, said roadway running westerly from Brunswick Drive to the Easterly margin of Albambra Circle, said beginning point being 109.6 feet west of the westerly margin of Brunswick Drive and 50 feet south of the southerly line of Lot No. 40; thence southerly 80 feet to the common line between Lot Nos. 40 and 53 at a point 109.6 feet west of the westerly margin of Brunswick Drive; thence with the line between Lot Nos. 40 and 53, westerly 110 feet to a point; thence northerly parallel to the first line, 80 feet to the southerly margin of said proposed roadway; thence with the margin of the same, easterly 114.3 feet to the point of beginning.
Being the same property conveyed to Judy L. Dodd by deed from Lou Frances Ridge dated May 25, 1999 and filed for record in Book 11567, page 506, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No.11567 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 **Fairbanks Capital Corp.,** 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 8th day of January, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 8th day of January, 2004, 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.

BRIDGETT A. BROWN NOTARY PUBLIC GEORGIA EXPIRES 2007 GWINNETT COUNTY

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 $ 50,646.61, 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 8th DAY OF JANUARY 2004.

BRIDGETT A. BROWN NOTARY PUBLIC GEORGIA EXPIRES OCT. 23, 2007 GWINNETT COUNTY

Notary Public

My Commission Expires: _____

****

MSP No.: 220.0312943TN (Dodd)
Lender Loan No.: 8044050543
Property Address: 2837 Brunswick, Nashville, TN 37207
Tax Parcel ID No.: 60 - 16; 51.00

Mail Tax Notices To and Property Owner:
Fairbanks Capital Corporation / PA
P.O. Box 1900
Hatboro, PA 19040