FILE NO.: 066.014164TN\rym
LOAN NO.: 5041884\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 02/17/04 13:01 2pgs
Fees:13.00 Taxes:311.04
20040217-0017993

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 6, 1997, and recorded in the Register's Office of Davidson County, TN, at Book No. 10486, Page 558, ("Deed of Trust"), Edward J. Crim, Sr. and Jayne Crim conveyed to James A. Crislip, 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 Bankers Trust Company of California , N.A. as Custodian or Trustee; and

WHEREAS, **Bankers Trust Company of California , N.A. as Custodian or Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book** _____, **Page** _____, in the Register's Office of Davidson County, Tennessee; and *20040217-0017992

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 11/27/03, 12/04/03, 12/11/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 18, 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 **Bankers Trust Company of California , N.A. as Custodian or Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 84,065.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **EMC Mortgage Corporation,** his/her successors and assigns;

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 Bankers Trust Company of California , N.A. as Custodian or Trustee 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 **EMC Mortgage Corporation,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

The land referred to in this Commitment is described as follows:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee.
Said Lot No. 66 frontsas feet on the northerly margin of Milner Court and extends back 172.77 feet on the easterly line and 147.28 feet on the westerly line to a broken line in the rear, measuring 92.65 feet thereon.
Being all the same property conveyed to Joseph L. Reynolds and wife, Teresa B. Reynolds by deed from Charles R. Atkins and wife, Edith R. Atkins of record in Book 5826, page 477, said Register's Office. Subsequently, Teresa B. Reynolds having conveyed all her interest to Joseph Lynch Reynolds by Quitclaim Deed of Record in Book 10328, page 656, said Register's Office.
Being the same property conveyed to Edward Crim and wife, Jayne Crim by Deed from Joseph Lynch Reynolds a/k/a Joseph L. Reynolds, unmarried, of record in Book 10486, page 555, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 10486, Page 555, 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 the said **EMC Mortgage Corporation,** his/her 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 18th day of December, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 18th day of December, 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

My Commission Expires: _____

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

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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 $ 84,065.00, 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 18th DAY OF DECEMBER 2003.

Germaine Duncan
Notary Public

My Commission Expires: _____

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

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MSP No.: 066.014164TN (Crim)
Lender Loan No.: 5041884
Property Address: 304 Milner Court, Nashville, TN 37211
Tax Parcel ID No.: 147-03;10.00

Mail Tax Notices To and Property Owner:
EMC Mortgage Corporation
909 Hidden Ridge Drive, Ste. 200
Irving, TX 75038