FILE NO.: 220.0319150TN\jcc
LOAN NO.: 4000267668\CONV

Davidson County DEEDTRS
Recvd: 03/22/04 10:03 2pgs
Fees:13.00 Taxes:225.97
20040322-0031846

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 September 11, 2000, and recorded in the Register's Office of Davidson County, TN, at Instrument 20000919-0093281, ("Deed of Trust"), Joy Edwards Dimitri conveyed to John B Phillip, 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, **Fairbanks Capital Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200403040024987** 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 1/22/04, 1/29/04, 02/05/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 12, 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 $ 61,071.75; 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follow to wit: Land in Davidson County, Tennessee, being Building No 33 Unit No. 217, and Garage Nos, 1 and 2 on the plan of Peppertree Creekside Meadows Condominiums, as of record in Book 4675, page 128, 129 and 130, Register's Office for Davidson County, Tennessee, together with all fixtures appliance, wallcovering , carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and by-law of record in Book 4834, page 257 through 312 as amended in Book 4984 page 174 book 5045 page 860, book 5086 page 80 and book 5259 page 5, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836 page 610 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joy M Edwards (n/K/a Joy M Edwards Dimitri) and Hugh F Edwards by deed from Donald H McGuinness and wife, Vicki McGuinness of record in Book 8835, page 432 Register's Office for Davidson County Tennessee. The address of the above described property is 810 Bellevue Road 217 Nashville TN 37221. The said Hugh F Edwards having conveyed his interest to Joy M Edwards-Dimitri by instrument being filed simultaneously herewith. Christopher S Dimitri, spouse of Joy M Edwards-Dimitri, executes this instrument to convey any interest he may have marital or otherwise.

The last recorded Warranty Deed was filed of record at Instrument20000919-0093280 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 12th day of February, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of February, 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 GWINNETT COUNTY EXPIRES GEORGIA OCT. 23, 2007

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 $ 61,071.75, 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 BEFORE ME ON THIS 12th DAY OF FEBRUARY 2004.

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

Notary Public

My Commission Expires:

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MSP No.: 220.0319150TN (Dimitri)
Lender Loan No.: 4000267668
Property Address: 810 Bellevue Road 217, Nashville, TN 37221
Tax Parcel ID No.: 143 - 06 - O - B; 217.00

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