FILE NO.: 393.0306438TN\jcc
LOAN NO.: 0616227044\CONV-FH

Davidson County DEEDTRS
Recvd: 03/25/04 11:34 2pgs
Fees:12.00 Taxes:0.00
20040325-0033778

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 August 1, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 200108060083629, ("Deed of Trust"), Carol Cheatham conveyed to David W. Kious, 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, **ABN AMRO Mortgage Group Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200403160029931** 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 01/01/04, 01/08/04, 01/15/04, 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 **ABN AMRO Mortgage Group Inc**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 54,042.02; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal Home Loan Mortgage Corporation, McLean, VA, his/her successors and assigns; 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 ABN AMRO Mortgage Group Inc 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 the said **Federal Home Loan Mortgage Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 118, in a Horizontal Property Regime as shown on condominium site plan of Brooke Castle Condominium, as of record in Book 6250, Page 627, as amended in Book 6250, Page 691, as amended subsequently in the Register's Office, Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof: to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle Condominiums. Being the same property conveyed to Carol Cheatham, unmarried by Warranty Deed of record in Instrument 200108060083628, Register's Office of Davidson County, Tennessee. Subject to restrictive covenants of record in Book 6250,

Page 627, Book 6250, Page 691 as corrected in Book 6680, Page 905, Book 6519, Page 747, Book 6727, Page 762 and Book 6919, Page 671; By-Laws of record in Book 6519, Page 768; Charter of record in Book 6519, Page 739, as amended in Book 7570, Page 312 and Book 7866, Page 374; Deed for Common area of record in Book 6883, Page 759; any and all matters as shown on plat of record in Plat Book 6250, Page 759; all of the Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument200108060083628 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 **Federal Home Loan Mortgage Corporation**, 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:

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 393.0306438TN (Cheatham)
Lender Loan No.: 0616227044
Property Address: 118 Brooke Castle Drive, Hermitage, TN 37076
Tax Parcel ID No.: 75-08-O-A;18.00

Mail Tax Notices To and Property Owner:
Federal Home Loan Mortgage Corporation
1410 Springs Hill Road
McLean, VA 22102