FILE NO.: 354.0404365TN\mjg
LOAN NO.: 0110038338\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: 06/17/04 15:07 2pgs
Fees:13.00 Taxes:487.53
20040617-0072032

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20030929-0143679, ("Deed of Trust"), Sheila Austin a/k/a Sheila Ann Austin conveyed to American Title Company, Inc., 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, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200404050038390** 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 4/1/04, 4/8/04, 4/15/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 29, 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 **Mortgage Electronic Registration Systems, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 131,763.64; 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 Mortgage Electronic Registration Systems, 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 **Mortgage Electronic Registration Systems, Inc.,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Property located at: 1607 5th Ave. Davidson County, Nashville, Tn 37208 and: Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 156 on the Plan of North Nashville Real Estate Company's Plan of Lots, as of Record in Book No. 21, Page 105, Register's Office for Davidson County. Said part of Lot No. 156 fronts 33 1/3 feet on the southwesterly side of Fifth Avenue, North, formerly Summer Street and runs back 179 feet 6 inches on the southeasterly line and 179 feet, more or less, on the northwesterly line, to an alley measuring 33 1/3 feet thereon. Being the same property conveyed to Alpha Development Company on 5-24-02, by deed from B&W Management Services, LLC, filed for record on 5-24-02, in Instrument No. 200205240063845, Register's Office for Davidson County. Being further conveyed to Sheila Ann Austin on 08-15-03, by deed from Alpha Development Co, filed for record on 09-29-03, in Instrument No. 20030929-0143678 Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No.20030929 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 **Mortgage Electronic Registration Systems, Inc.,** 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 29th day of April, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th day of April, 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.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

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 $ 131,763.64, 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 29th DAY OF APRIL 2004.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

Notary Public

My Commission Expires: _____

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MSP No.: 354.0404365TN (Austin)
Lender Loan No.: 0110038338
Property Address: 1607 5th Avenue N, Nashville, TN 37208
Tax Parcel ID No.: 82-05;49.00

Mail Tax Notices To and Property Owner:
Aurora Loan Services, Inc.
Post Office Box 1706
Scottsbluff, NE 69361