Davidson County DEEDTRS
Recvd: 07/15/04 13:11 2pgs
Fees:13.00 Taxes:315.24
20040715-0084493

**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Joel A. Freedman, Attorney
**Priority Trustee Services of TN, L.L.C.**
1587 N.E. Expressway
ATLANTA, GA 30329

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 14, 1987, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 7112, Page 74, ("Deed of Trust"), as re-recorded at Instrument 7132, Page 639, aforesaid records, and Joe E Person and Mona F. Person conveyed to J. R. Cannon, 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 Bank of America, N.A.; and

WHEREAS, **BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, NA) successor in interest by merger of NationsBanc Mortgage Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200405250061015, Page** , in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on May 27, June 3 and June 10, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 24, 2004, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 2000091300909, Page 91; Book 8840, Page 374; Book 2000020800130, Page 072. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement, Tim Hill, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Household Financial Center, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 85,200.00**; and

WHEREAS, **Household Financial Center, Inc.** has/have 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 **Household Financial Center, 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 **Household Financial Center, Inc.**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Jackson's Retreat, Phase 5-B, of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee. Said Lot No. 264 fronts 35 feet on the Westerly margin of Woodchimes Court and extends back 193.13 feet on the Northerly line and 123.48 feet on the Southerly line to a broken line in the rear measuring 183.61 feet thereon. Being the same property conveyed to the Grantors by deed of even date being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 8303, Page 192, 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 forever, to **Household Financial Center, Inc.**, his/her/their successors and assigns, 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 24th day of June, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 24th day of June, 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 EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

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 $ 85,200.00, 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 24th DAY OF JUNE 2004.

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

Notary Public

My Commission Expires: _____

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**MSP No.: 158.024885TN (Herndon)**
**Lender Loan No.: 4405771512**
**Property Address: 1409 Woodchimes Court, Hermitage, TN 37076**
**Tax Parcel ID No.: 86-07; 196.00**

Mail Tax Notices To and Property Owner:
Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, CA 91769