FILE NO.: 648.0411107TN\jcc
LOAN NO.: 0007184070\CONV

Davidson County DEEDTRS
Recvd: 08/12/04 08:34 2pgs
Fees:13.00 Taxes:323.38

20040812-0097297

THIS INSTRUMENT PREPARED
BY & RETURN TO:
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 April 1, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200304210052378, ("Deed of Trust"), George W. Newsom and Donna T. Newsom conveyed to Nations Title Agency of Tennessee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to HSBC Bank (USA); and

WHEREAS, **HSBC Bank (USA),** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200407280089943** 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 07/08/04, 07/15/04, 07/22/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 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 **HSBC Bank (USA)**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 87,400.00; 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 HSBC Bank (USA) 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 **HSBC Bank (USA),** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being the easterly 1/2 of Lot No. 9 on the Map of Inglewood Place as recorded in Book 332, Page 101, said Register's Office and the north part of Lot No. 85 and the northwest part of Lot No. 86 on the Map of Kenmore Place as recorded in Book 332, page 32 and 33, said Register's Office. Said easterly one half of Lot No. 9 fronts 50 feet on the southerly margin of Kirkland Avenue and runs back on its east line 174 feet on its west line and 176 feet, more or less to a deal line and shows 50 feet on said line. Also beginning at a post at the northwest corner of Lot No. 85 on the south line of Lot No. 9 of Inglewood Place; thence with the north line of Lots No. 85 and 86 and along the south line of Lots No. 9 and 10, easterly 150 feet to the point at the southeast corner of Lot No. 10; thence southerly 132 feet to a stake, along the east line of Lot No. 10, if extended to a point in a drainage ditch; thence with said ditch westerly 150 feet more or less, to a stake in the line between Lots No. 84 and 85; thence northerly with the line between said Lots, 139 feet, 10 inches to the point of beginning. Being the same property conveyed to George W. Newsom and wife, Donna T. Newsom, as tenants by the entirety, by Warranty Deed from William P. Overby and wife, Deborah S. Overby, dated August 21, 1978 and recorded August 23, 1978 in Book 5328, Page 510, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No.5328 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 **HSBC Bank (USA),** 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 July, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th day of July, 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 $ 87,400.00, 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 29th DAY OF JULY 2004.

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

Notary Public

My Commission Expires: _____

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MSP No.: 648.0411107TN (Newsom)
Lender Loan No.: 0007184070
Property Address: 1132 Kirkland Avenue, Nashville, TN 37216
Tax Parcel ID No.: 72-07; 77.00

Mail Tax Notices To and Property Owner:
Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
1270 Northland Drive, Suite 200
Mendota Height, MN 55120