FILE NO.: 393.0318620TN\deb
LOAN NO.: 0620332379\CONV-FH

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 09/09/04 09:41 2pgs
Fees:15.00 Taxes:150.59
20040909-0108989

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 4, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument 20020111O005069, ("Deed of Trust"), Sharon Cheathem and Eryka Cheathem conveyed to Mary Frances Rudy, 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 20040604-0065934** 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 06/10/4, 6/17/4, 6/24/4, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 8, 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 $ 40,700.22; 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:

Apartment Unit J-6 of West Meade Condominiums created under Title 66, Chapter 27, Sections 101, at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277, page 653, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200 page 430 said Register's Office for a more complete identification and description of such unit. Being the same property conveyed to the within named grantors by deed of even dated such instrument being recorded simultaneously herewith in instrument NOl 200201110005068 Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record. This conveyance is subject to restrictions of the Master Deed in Book 5293, page 704 as amended in Book 6277, page 653 and book 7333, page 415 & 418 Register's Office for Davidson County Tennessee. This conveyance is subject to easements of record in Book 6561 page 90 and book 4520 page 836 Register's Office for Davidson County,

Tennessee.

The last recorded Warranty Deed was filed of record at Instrument2002011 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 8th day of July, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 8th 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.

Notary Public

My Commission Expires:_____

DEIDRE BOYKINS NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES APRIL 17, 2008

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 393.0318620TN (Cheathem)
Lender Loan No.: 0620332379
Property Address: 6680 Charlotte Pike J6, Nashville, TN 37209
Tax Parcel ID No.: 102-07-O-A;107.00

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

STATE OF Georgia COUNTY OF DeKalb

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of August, 2004

Notary Public

DEIDRE BOYKINS NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES APRIL 17, 2008