FILE NO.: 393.0410935TN\deb
LOAN NO.: 0630559784\CONV-FH

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 10/07/04 14:46 2pgs
Fees:13.00 Taxes:342.66
20041007-0121398

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 22, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument 200212230158215, ("Deed of Trust"), Christopher P. Ellis and Lynn Ellis conveyed to Richard A Northcutt, 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 No. 200407160084948** 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 7/8/04, 7/15/04, 7/22/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 12, 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, 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 $ 92,610.00; 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 said owner and holder of the debt has assigned its interests in the said property to **Federal Home Loan Bank Corp.,** his/her successors and assigns;

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 **Federal Home Loan Bank Corp.,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit No 138 as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee. Lynne Ellis joins in the Deed of Trust for the purpose of conveying and waiving such marital rights, if an she may have in and to the said property. The said Lynne Ellis having no personal liability in connection with the loan to which reference is made herein.

The last recorded Warranty Deed was filed of record at Instrument No. 20021223 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 the said **Federal Home Loan Bank Corp.,** his/her 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 August, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of August, 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

DEIDRE BOYKINS NOTARY PUBLIC GWINNETT CO., GA MY COMMISSION EXPIRES APRIL 17, 2008

My Commission Expires:_____

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 393.0410935TN (Ellis)
Lender Loan No.: 0630559784
Property Address: 138 Cumberland Trace, Nashville, TN 37214
Tax Parcel ID No.: 73-16-0-A;138.00

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

Georgia Dekalb COUNTY

22610.00

Affiant

Subscribed and sworn to before me this 29 day of September, 2004

Notary Public

DEIDRE BOYKINS NOTARY PUBLIC GWINNETT CO., GA MY COMMISSION EXPIRES APRIL 17, 2008