FILE NO.: 382.0409073TN\rmw
LOAN NO.: 0434562179\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: 10/21/04 15:51 2pgs
Fees:13.00 Taxes:312.40
20041021-0127057

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 9, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200208160099456, ("Deed of Trust"), Susan A Clay conveyed to Homeowner's Title & Escrow LLC, 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. 200408260103153** 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 August 26, September 02, September 09, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 16, 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 $ 84,431.34; 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 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 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:

Being Lot No. 14 on the plan of Gatewood, Section 1,as of record in Book 3300, Pages 47-52, inclusive Registers Office for said County. Beginning at a point in the Easterly margin of Gates Road at the corner of Lots No. 13 and 14; thence with the line between said Lots, Easterly 120 feet to a corner of Lot No. 15; thence with the line between Lots No. 14 and 15, Southerly 124.4 feet to the Northerly margin of Oldie Drive; thence with the margin of the same Westerly 110.3 feet to the beginning of a curve; thence around said curve, Northwesterly 39.6 feet to the Easterly margin of Gates Road; thence with the margin of the same, Northerly 104.4 feet to the point of the beginning. Being the same property conveyed to Susan A. Clay by Will of record in Will Book 214, Page 598, Register's Office for County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No.3791 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 16th day of September, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 16th day of September, 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 official seal the day and year above written.

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

Notary Public

My Commission Expires: _____

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 382.0409073TN (Clay)
Lender Loan No.: 0434562179
Property Address: 314 Gates Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 34-05;17.00

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

STATE OF ~~TENNESSEE~~ Georgia DeKalb COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $84,951.31, 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 05 day of October, 2004

Notary Public

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