FILE NO.: 393.0403326TN\JYV
LOAN NO.: 0617061376\CONV-FH

Davidson County DEEDTRS
Recvd: 12/03/04 08:32 2pgs
Fees:13.00 Taxes:238.12

20041203-0144045

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 August 31, 2001 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20010911009859 8, ("Deed of Trust")Charles Pedigo conveyed to James L. Fuqua, Jr., 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 ABN AMRO MORTGAGE GROUP, INC; 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. 20041029-0130288** 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 October 28, November 4 and 11, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 18, 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 $64,356.73; 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 **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, 1 ON THE PLAN OF LAKEWOOD TRAILS ESTATES, OF RECORD IN PLAT BOOK 8250, PAGE 535, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SANE PROPERTY CONVEYED TO CHARLES C. PEDICO, UNMARRIED BY DEED FROM TIMOTHY EUGENE DALTON AND WIFE, ROBBIE JOYELL DALTON, DATED APRIL 4, 2000, AND OF RECORD IN INSTRUMENT NUMBER 2OOOO4O6-O034827, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Instrument No. 20000406, Page 0034827 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 assignsforever, 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 18th day of November, 2004.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 18th day of November, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

WITNESS my hand and Notarial seal the day and year above written.

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 $64,356.73, 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 18TH DAY OF NOVEMBER 2004.

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

Notary Public

My Commission Expires: _____

MSP No.: 393.0403326TN (Pedigo)
Lender Loan No.: 0617061376
Property Address: 119 Rifle Range, Old Hickory, TN 37138
Tax Parcel ID No.: 53-16; 81.00

Mail Tax Notices To and Property Owner:

Federal Home Loan Mortgage Corporation
1410 Springs Hill Road
McLean, VA 22102