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: 01/20/05 08:59 2 pgs
Fees:12.00 Taxes:0.00
20050120-0006985

FILE NO.: 518.0310695TN\jam
LOAN NO.: 1001511144\CONV

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 200106050057997, ("Deed of Trust"), James E. Nelson, Jr. conveyed to Brokers Escrow Services, 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 Indymac Bank, F.S.B.; and

WHEREAS, **Indymac Bank, F.S.B.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200411080134504** 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 November 11, November 18 and November 25, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 2, 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 **Indymac Bank, F.S.B.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 47,223.08; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Federal National Mortgage Association,** 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 Indymac Bank, F.S.B. 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 National Mortgage Association,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson Pike (also known as U.S. 31 West, U.S. 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estate-Section one of record in Plat Book 6900, Page 634, Register's Office for said County, and the Southeast corner of this Tract; thence, with the Northerly margin of Campbell Road North 86 degrees 59 minutes 52 seconds West, 17.60 feet to an existing iron pin; thence North 86 degrees 39 minutes 34 seconds West 63.84 foot to an existing iron pin; thence North 86 degrees 21 minutes 18 seconds West, 8.00 feet to an existing concrete monument; the Southeast corner of Lot 64 of said Plan, and the Southwest corner of this Tract; thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees, 40 minutes, 44 seconds, East, 149.60 feet to an existing concrete monument in the South line of that property, owned by Echo Hill Joint Venture of record in Deed monument in the South line of that property, owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees, 47 minutes, 13 seconds East 14.62 feet to a point; thence South 85 degrees 25 minutes 23 seconds East 50.07 feet to a point; the Southeast corner to said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 976, for said County; thence with the South line of said second tract, South 88 degrees 39 minutes 16 seconds East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South to degrees 55 minutes 15 seconds West 149.29 feet to the point of beginning, containing 13, 196 square foot, more or less. Being the same property conveyed to JAMES E. NELSON, from Secretary of Housing and Urban Development, by deed dated May 30, 2001 of record in the Davidson County Register's Office (and recorded simultaneously herewith). Genella Phillips Nelson, spouse of James E. Nelson, hereby joins in the execution of this instrument for the sole purpose of conveying any interest she may have in the subject

property by virtue of her marriage to the said James E. Nelson. James E. Nelson and James E. Nelson, Jr. are one and the same person.

The last recorded Warranty Deed was filed of record at Instrument No. 20011219 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 National Mortgage Association,** 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 2nd day of December, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 2nd day of December, 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 this day and year above written.

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

Notary Public

My Commission Expires:_____

****

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 $ 47,223.08, 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 2nd DAY OF DECEMBER 2004.

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

Notary Public

My Commission Expires: _____

****

MSP No.: 518.0310695TN (Nelson)
Lender Loan No.: 1001511144
Property Address: 1134 Campbell Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 33-00;27.00

Mail Tax Notices To and Property Owner:
Indymac Bank
155 N. Lake Ave., 3rd Floor
Pasadena, CA 91101