FILE NO.: 839.0413179TN\jtw
LOAN NO.: 0055902852-9606\CONV

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: 01/31/05 12:18 2 pgs
Fees:13.00 Taxes:810.30
20050131-0011074

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 9, 2004, and recorded in the Register's Office of Davidson County, TN, at Instrument 200402170017878, ("Deed of Trust"), Justin Cochran conveyed to Wesley D. Turner, 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, **Ameriquest Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20040830-0104316** 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 12/30/04, 01/06/05, 01/13/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 20, 2005, 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 Ameriquest Mortgage Company, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 219,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **American Residential Equities XXXXI, LLC,** 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 Ameriquest Mortgage Company 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 **American Residential Equities XXXXI, LLC,** 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 the 8th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Co., Inc., dated June 30, 1973, as follows:

Beginning at a point on the top of a highway cut 23.5 feet, more or less, from the edge of the paving of Sawyer Brown Road, said point being 1064 feet, more or less, south of the southeasterly intersection of Sawyer Brown Road and Charlotte Pike, thence with Tomlinson's south line easterly 511.5 feet, more or less, by deed 485 feet, more or less, by actual field measurements, to the base of a large leaning chinquapin oak: thence southerly 106.1 feet, by Deed and 106 feet by actual field measurements to an iron pin in a fence post; thence with Williams northerly line northwesterly 541.7 feet by deed, 527 feet, more or less ~~from the edge of paving of Sawyer Brown~~ Road; ~~thence with the margin of said Road~~ northeasterly 107 feet, more or less, to the point of beginning. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Instrument #200402170017877, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 20040217 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 **American Residential Equities XXXXI, LLC,** 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 20th day of January, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 20th day of January, 2005, 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.

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

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 $ 219,000.00, 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 20th DAY OF JANUARY 2005.

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

Notary Public

My Commission Expires: _____

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MSP No.: 839.0413179TN (Cochran)
Lender Loan No.: 0055902852-9606
Property Address: 7528 Sawyer Brown, Nashville, TN 37221
Tax Parcel ID No.: 114-00;104.00

Mail Tax Notices To and Property Owner:
American Residential Equities XXXXI, LLC
848 Brickell Avenue, Penthouse
Miami, FL 33131