FILE NO.: 560.0312407TN\JTW
LOAN NO.: 0040290157\CONV

Davidson County DEEDTRS
Recvd: 01/31/05 12:20 2 pgs
Fees:13.00 Taxes:120.75
20050131-0011075

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 December 19, 1997 and recorded in the Register's Office of Davidson County, TN, at Book 10730, Page 789, ("Deed of Trust")Earl T. Tyler, Jr and Don W. Tyler conveyed to Arnold M. Weiss, 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 The Bank of New York-As Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B; and

WHEREAS, **The Bank of New York As Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20041229, Page 0153411** 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 12/23/04, 12/30/04, 01/06/05, 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, 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 **The Bank of New York As Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $32,637.71; 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 The Bank of New York As Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-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 **The Bank of New York As Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot No. 489 on the Plan of Section Five, Bourdeaux Hills, of record in Book 3500, Page 114, Register's Office for said county. Beginning at a point in the Northwesterly margin of County Hospital Road at the corner of Lot Nos. 488 and 489; thence with the margin of said Road, Southwesterly 40 feet to a concrete monument at the corner of the property of Davidson County, Tennessee, thence along the line of said property, Northwesterly 269.5 feet to an iron pin; thence Northeasterly 162 feet to a concrete monument; thence Westerly 45 feet to the corner of Lot No. 488; thence with the line between Lots 488 & 489; Southeasterly 278 feet to the point of beginning. Being the same property conveyed to Rufus Watkins, III, Nathaniel Watkins, Earl Tyler and Don Tyler, as joint tenants by Quit-Claim Deed from Monica Edwards, Trustee as recorded in Book 10283, Page 355 and by Heirship Affidavit to Rufus Watkins, III, and Nathaniel Watkins, both unmarried, as recorded in Book 10283, Page 353, both in Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 10751, Page 49 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 **The Bank of New York As Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B,** 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 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 **Priority Trustee Services of TN, L.L.C**, 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.

Notary Public

My Commission Expires:_____

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

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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 $32,637.71, 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.

Notary Public

My Commission Expires: _____

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

**MSP No.: 560.0312407TN (Tyler)**
**Lender Loan No.: 0040290157**
**Property Address: 1473 County Hospital Road, Nashville, TN 37218**
**Tax Parcel ID No.: 80-07,35.00**

Mail Tax Notices To and Property Owner:

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
1270 Northland Drive, Suite 200
Mendota Height, MN 55120