FILE NO.: 648.0403890TN\RYM
LOAN NO.: 0001751148\CONV

Davidson County DEEDTRS
Recvd: 02/22/05 09:51 2 pgs
Fees:13.00 Taxes:355.72

20050222-0018942

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 January 19, 1999 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 199912140302726, ("Deed of Trust")Christopher M. Mindala conveyed to A. Scott Yarborough, 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 Mortgage Electronic Registration Systems, Inc.; 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.** 20050222-0018942 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 10/21/04, 10/28/04, 11/04/04, 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 **Mortgage Electronic Registration Systems, Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $96,140.00; 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 **Mortgage Electronic Registration Systems, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being a portion of the Benjamin R. Pulley Property located in the 14th Civil District, Davidson County, Tennessee; and tract land improvements property being described in Book 5004, page 534, Register's Officer, survey made by John Kohl & Co., dated March 22, 1985, described as follows: Beginning at an iron pin on the north margin of Ridge Road and the original southeast corner of the Pulley thirty acre tract thence; leaving the Road north 4 degrees 45 minutes east (generally with an old established fence line and a row of trees) (and crossing a hollow) 798.0 feet to an iron pin, and an iron water pipe 3 feet high on the north hillside and approximately 5 feet east of fence line thence; north 82 degrees 30 minutes west (with an established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the north side of hollow thence; leaving the fence line and crossing the hollows & dag. 45 minutes x 900.0 feet with a marked line iron pin driven on line one in edge of clearing the other in woods to an iron pin on the north margin of Ridge Road thence; with the north margin of Ridge Road north 68 degrees 30 minutes x 150.0 foot to an iron pin approximately 3 feet east of corner fence post the point of beginning containing 4.37 acres more or less.

The last recorded Warranty Deed was filed of record at Instrument No. 19991214, Page 0302725 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 **Mortgage Electronic Registration Systems, Inc.**, 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 18th day of November, 2004.

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**, 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: _____

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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 $96,140.00, 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 18TH DAY OF NOVEMBER 2004.

Notary Public

My Commission Expires: _____

MSP No.: 648.0403890TN (Mindala)
Lender Loan No.: 0001751148
Property Address: 5070 Ridge Road, Joelton, TN 37080
Tax Parcel ID No.: 28-00; 131.00

Mail Tax Notices To and Property Owner:

Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
1270 Northland Drive, Suite 200
Mendota Height, MN 55120