THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 02/25/05 08:53 2 pgs
Fees:13.00 Taxes:274.87
20050225-0020782

FILE NO.: 648.0404258TN\sf
LOAN NO.: 0007563901\CONV

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20030813-0116216, ("Deed of Trust"), Tanya M. Mason conveyed to Lawrence Vogan, 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, **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. 20050120-0006976** 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 Jan. 27, Feb. 3 and February 10, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 17, 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 **Mortgage Electronic Registration Systems, Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 74,290.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Household Financial Center, Inc.,** 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 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 **Household Financial Center, Inc.,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 165 on the Plan of Terragon Trails, Section 6, as of record in Plat Book 5060, Page 175, Register's Office for Davidson County, Tennessee. Said Lot No. 165 fronts 29.68 feet on the south curve of Miners Cove and runs back 189.29 feet on the west line and 157.89 feet on the East line to a dead line, which is a broken jagged line in the rear measuring 168.85 feet. Being the same property conveyed to Raymond T. Rader and wife, Karen D. Rader, by Deed from Richard L. Winecoff, unmarried, dated 8/17/87, recorded 8/21/87 in Book 7332, Page 96, Register's Office for Davidson County, Tennessee. Also conveyed to Karen D. Logan, married by Deed from Raymond T. Rader and wife, Karen D. Rader dated 03/25/02, of record in Instrument No. 200203280038668, Register's Office for Davidson County, Tennessee. And further being conveyed to Tanya M. Mason, a single woman by Deed dated 7/31/03 of record in Instrument No. 200308130116215, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 2003813 in the Register's Office of Davidson County, Tennessee.

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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 **Household Financial Center, Inc.,** 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 17th day of February, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 17th day of February, 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 this day and year above written.

JAMES A. MARK NOTARY PUBLIC EXPIRES GEORGIA DEC. 13, 2009 DEKALB COUNTY

James A. Mark
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 $ 74,290.00, 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 THIS 17th DAY OF FEBRUARY 2005.

JAMES A. MARK NOTARY PUBLIC EXPIRES GEORGIA DEC. 13, 2009 DEKALB COUNTY

James A. Mark
Notary Public

My Commission Expires: _____

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MSP No.: 648.0404258TN (Mason)
Lender Loan No.: 0007563901
Property Address: 4756 Miners Cove, Antioch, TN 37013
Tax Parcel ID No.: 149-09; 221.00

Mail Tax Notices To and Property Owner:
Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
1270 Northland Drive, Suite 200
Mendota Height, MN 55120