FILE NO.: 560.0414805TN\MJG
LOAN NO.: 0320420128\CONV

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: 03/04/05 09:54 2 pgs
Fees:13.00 Taxes:691.90
20050304-0024086

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20030722-0102349, ("Deed of Trust")Henry M Bransford 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 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. 20050124-0008449** 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 01/13/05, 01/20/05, 01/27/05 and 02/03/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 10, 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 **Mortgage Electronic Registration Systems, Inc**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $187,000.00; 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 400 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 & 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Henry M. Bransford from Michael D. Burton by Warranty Deed dated July 18, 2003, and recorded July 22, 2003 in Instrument No. 20030722-0102348, Register's Office for Davidson County. This conveyance is subject to Restrictive Covenants of record in Book 9840, Page 276, Book 10181, Pages 986, Book 10548, Page 501; Book 10548, Page 503; By-Laws of record in Book 9840, Page 267; Easement of record in Book 8443, Page 75; Agreement of record in Book 9771, Page 560 and Book 10010, Page 50; Restrictions of record in Book 5047, Page 661, Page 656; Charter of record in Book 9840, Page 259; and all matters of record on plat in Plat Book 7900, Page 909 and amended in Book 9700, pages 437 & 438, Register's Office of Davidson County. This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee (s).

The last recorded Warranty Deed was filed of record at Instrument No. 20030722, Page 0102348 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 10th day of February, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 10th day of February, 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 [illegible] by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

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 $187,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED [illegible] TO BEFORE ME ON THIS 10TH DAY OF FEBRUARY 2005.

Notary Public

My Commission Expires: _____

MSP No.: 560.0414805TN (Bransford)
Lender Loan No.: 0320420128
Property Address: 4105 October Woods Drive, Antioch, TN 37013
Tax Parcel ID No.: 183-05-0-A;138.00

Mail Tax Notices To and Property Owner:

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