Davidson County DEEDTRS
Recvd: 03/11/05 09:25 3 pgs
Fees:17.00 Taxes:0.00
20050311-0027003

FILE NO.: 717.0419007TN\alk
LOAN NO.: 4126529\CONV-FN

**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 June 09, 2000 and recorded in the Register's Office of Davidson County, TN, at Instrument 200006200061267, ("Deed of Trust")Trudy L. Rankin and Peter I. Barrett conveyed to Gregg S. Murphy, 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 American Home Mortgage Servicing, Inc.; and

WHEREAS, **American Home Mortgage Servicing, Inc. f/k/a Columbia National Incorporated,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200502140016531** 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 November 11, November 18 and November 25, 2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 16, 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 **American Home Mortgage Servicing, Inc. f/k/a Columbia National Incorporated**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $148,243.40; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., his/her successors and assigns; 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 American Home Mortgage Servicing, Inc. f/k/a Columbia National Incorporated 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 **Federal National Mortgage Association**, 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. 125 on the Plan of Lake Park, Section 3, of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same

property conveyed to Richard A. Rankin and wife, Trudy L. Rankin by deed from John Capps, a married person, of record in Book 8867, Page 557, Register's Office for Davidson County, Tennessee, and by QuitClaim Deed from Linda S. Harris Trustee, to Richard A. Rankin and wife, Trudy Rankin of record in Book 8975, Page 869, Register's Office for Davidson County, Tennessee. Said Richard A. Rankin having since conveyed his interest to Trudy L. Rankin by QuitClaim Deed recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument 200006200061265 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 **Federal National Mortgage Association**, its successors and assignsforever, 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 16th day of December, 2004.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 16th day of December, 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 the day and year above written.

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

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 $148,243.40, 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 16TH DAY OF DECEMBER 2004.

FILE NO.: 717.0419007TN\alk
LOAN NO.: 4126529\CONV-FN

Notary Public

My Commission Expires:

**MSP No.: 717.0419007TN (Rankin)**
**Lender Loan No.: 4126529**
**Property Address: 6006 Port Jamaica Drive, Hermitage, TN 37076**
**Tax Parcel ID No.: 98 - 01; 42.00**

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326