FILE NO.: 648.0503380TN\JTW
LOAN NO.: 0006581821\CONV

Davidson County DEEDTRS
Recvd: 04/11/05 09:15 4 pgs
Fees:23.00 Taxes:221.55
20050411-0039330

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 August 05, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument 20020813-0097803, ("Deed of Trust")Christina M. Rice conveyed to American Title, 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. 20050411.0039329 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 March 10, 17 and March 24, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 31, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20030305, Page - 0029095. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 $59,878.76; 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:

Lot No. 99A on the Plan of Zone Lot Division, Lots 56, 58, 59, 62, 63, 67, and 99, Patio Villa Section Five of record in Plat Book 5200, Page 633 and amended in Book 6250, Page 813, Register's Office for said County, to which reference is hereby made for a more complete description. Being the same property conveyed to Christina Rice by deed of even date, which deed is being recorded simultaneously herewith. #20020813-0097802.

The last recorded Warranty Deed was filed of record at Instrument 20020813, Page 0097802 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 31st day of March, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 31st day of March, 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.

JAMES A. MARK NOTARY EXPIRES GEORGIA DEC. 13, 2008 PUBLIC DEKALB COUNTY

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 $59,878.76, 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 31ST DAY OF MARCH 2005.

JAMES A. MARK NOTARY EXPIRES GEORGIA DEC. 13, 2008 PUBLIC DEKALB COUNTY

Notary Public

My Commission Expires: _____

MSP No.: 648.0503380TN (Rice)
Lender Loan No.: 0006581821
Property Address: 3054 Casa Drive, Nashville, TN 37207
Tax Parcel ID No.: 108-03;51.00

Mail Tax Notices To and Property Owner:

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

Exhibit "A"

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on August 5, 2002, by Christina M. Rice to American Title, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument 20020813-0097803, ("Deed of Trust"); and

WHEREAS, Mortgage Electronic Registration Systems, Inc., the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **March 31, 2005**, commencing at **12:00 PM** at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Lot No. 99A on the Plan of Zone Lot Division, Lots 56, 58, 59, 62, 63, 67, and 99, Patio Villa Section Five of record in Plat Book 5200, Page 633 and amended in Book 6250, Page 813, Register's Office for said County, to which reference is hereby made for a more complete description. Being the same property conveyed to Christina Rice by deed of even date, which deed is being recorded simultaneously herewith. #20020813-0097802.

PROPERTY ADDRESS: 3054 Casa Drive, Nashville, TN 37207

CURRENT OWNER(S): Deshawn Sandridge

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

In addition, this sale shall be subject to the right of redemption by the **TENNESSEE DEPARTMENT OF REVENUE, TAX ENFORCEMENT DIVISION,** pursuant to T.C.A. 67-1-1433(c)(1) by reason of the following tax lien(s) of record in: Book 20030305, Page -0029095. Notice of the sale has been given to the State of Tennessee in accordance with T.C.A. 67-1-1433(b)(1).

SUBORDINATE LIENHOLDERS: Deed of Trust in favor of Bayrock Mortgage Corp., dated 8/5/02, filed 8/13/02 in Instr# 20020813 & Pg 0097804 in the amount of $13,800.00.

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o SNFleming
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 648.0503380TN
Insertion Dates: March 10, 17 and March 24, 2005

05033801n

3/31

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

Exhibit "B"

March 7, 2005

S. N. Fleming
Morris, Schneider & Prior
1587 Northeast Expressway
Atlanta, GA 30329

Re: Foreclosure Sale of Property Owned by: **Christina M. Rice**
Entity Number: **002-302860623**

Dear Mr. Fleming:

This is in reference to your letter dated 2 March 2005 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **31 March 2005** is **$8,964.46**.

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (closing statement), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Pete Swift, Revenue Enforcement Manager
Nashville Administrative Office
Revenue Enforcement Division

PS/jes

c: *file*