FILE NO.: 382.0501567TN\GMD
LOAN NO.: 0432521953\CONV

Davidson County DEEDTRS
Recvd: 04/13/05 12:16 2 pgs
Fees:13.00 Taxes:487.48
20050413-0041115

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 December 19, 2000 and recorded in the Register's Office of Davidson County, TN, at Instrument 200101050001871, ("Deed of Trust")Michael L Jackson and Sherry A Jackson conveyed to Cumberland Title Company of Brentwood, TN, 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 Bank One, National Association, as Trustee; and

WHEREAS, **Bank One, National Association, as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument** 20050310006520 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 2/3/2005, 2/10/2005, 2/17/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 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 **Bank One, National Association, as Trustee,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $131,750.00; 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 Bank One, National Association, as Trustee 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 **Bank One, National Association, as Trustee,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Beginning at an iron pin rod set by Ray Cole R.L.S. and lying on the westerly margin of Whites Creek Pike, said iron rod also being a common property corner of the Smiley Tract and the Forest Grove Methodist Church Cemetery as of record in deed book 157, page 352, RODC, Tenn; thence leaving the westerly margin of White Creek Pike and with the Smiley/Cemetery common property line north 85 degrees 07 minutes 26 seconds west and distance of 936.68 feet to an iron rod set by Ray Cole R.L.S.; thence south 06 degrees 10 foot 18 east and a distance of 447.10 feet to a new iron rod set according to the said ray Cole Boundary Survey, said new iron rod being common to the said Smiley, Forrest Grove Methodist Church Cemetery Tract and the NE Baxter tract as of record in deed book 4868, page 517, RODC Tenn; thence with the Smiley/Baxter common property line north 48 degrees 29 minutes 43 seconds west and a distance of 250.99 feet to a new iron rod set on the property line as established on the Ray Cole Survey; thence leaving the Smith/Baxter property line north 09 degrees 05 minutes 28 seconds east and a distance of 507.43 feet to a new iron rod; thence south 85 degrees 07 minutes 28 seconds east and a distance of 328.00 feet to a new iron rod; thence north 74 degrees 13 minutes 30 seconds east and a distance of 622.74 feet to a new iron rod lying on the westerly margin of Whites Creek Pike as established on the Ray Cole Boundary Survey; thence with the said westerly margin south 23 degrees 07 minutes 02 seconds east and a distance of 328.00 feet to the point of beginning. Being the same property conveyed to the within named grantors by deed of record in book 11580, page 579, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument 11580, Page 579 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 **Bank One, National Association, as**

Trustee, 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 March, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 10th 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 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 $131,750.00, 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 10TH DAY OF MARCH 2005.

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

Notary Public

My Commission Expires: _____

MSP No.: 382.0501567TN Jackson
Lender Loan No.: 0432521953
Property Address: 8099 Whites Creek Pike, Joelton, TN 37080
Tax Parcel ID No.: 08-00-0-201.00

Mail Tax Notices To and Property Owner:

Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120