FILE NO.: 382.0504344TN\SadInitials
LOAN NO.: 0800579153\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: 04/22/05 08:55 2 pgs
Fees:13.00 Taxes:124.88



20050422-0044861

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 14, 1999 and recorded in the Register's Office of Davidson County, TN, at Instrument 11484, Page 815, ("Deed of Trust")Mary Ann McKinney and Caroline L. Dobbins conveyed to Transcontinental 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, 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 200503310034869** 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 3/24/2005, 3/31/2005, 4/7/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 14, 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 $33,750.00; 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:

Being part of lot 18 and 19 of W. W. Sullivan's Plan of lots, as of record in book 8, page 147, Register's Office for said County, said land is more particularly described as being on the westerly side of third avenue south, formerly College Street, Beginning 110 feet northerly from the northwest intersection of Chestnut Street and third avenue south, and being 48 feet and 7 inches northerly from lot line 19 and 20; thence westwardly 140 feet, more or less, to the easterly margin of an alley; thence with right angles with said alley, northerly 40 feet to a point, 34 feet 1 1/2 inches southerly from lot lines 17 and 18; thence with right angles easterly 140 feet, more or less, to the westerly margin of third avenue south; thence with right angles 40 feet southerly to the point of beginning. Being the same property conveyed to John W. Gooch by installment deeds from J.B. Watson, Jr., et ux,et al, of record in book 4704, page 987, in book 4941, page 166 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mary Ann Sanders a/k/a Mary Ann McKinney and Caroline L. Dobbins by deed of correction from John Gooch and wife, Mary Gooch dated July 26, 1993 and recorded August 2, 1993 in book 9032, page 995 in the register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 9032, Page 995 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 14th day of April, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of April, 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 $33,750.00, 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 14TH DAY OF APRIL 2005.

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

Notary Public

My Commission Expires: _____

MSP No.: 382.0504344TN (McKinney)
Lender Loan No.: 0800579153
Property Address: 1121 3rd Avenue South, Nashville, TN 37210
Tax Parcel ID No.: 105-03;35.00

Mail Tax Notices To and Property Owner:

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