FILE NO.: 560.0505165TN\$adInitials
LOAN NO.: 0322699141\CONV

Davidson County DEEDTRS
Recvd: 05/20/05 09:15 2 pgs
Fees:13.00 Taxes:166.50
20050520-0056913

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 October 08, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument 200410140123827, ("Deed of Trust")Phillip J Baldwin conveyed to Wesley D. Turner, 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, **Wells Fargo Bank, NA as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20050418-0042833** 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 04/21, 04/28, 05/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 12, 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 **Wells Fargo Bank, NA as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $45,000.00; 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 Wells Fargo Bank, NA 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 **Wells Fargo Bank, NA 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 Lot No. 19, on the plan of William Coleman's Subdivision, of 7.08 acres just off the west part of Radnor College land, as recorded in Book 547, page 181, Register's Office of said County. Said Lot No. 19 fronts 50 feet on the southerly side of Drake Avenue., and runs back 193.75 feet on the easterly line and 194.25 feet on the westerly line to a dead line measuring 50 feet thereon. Being the same property conveyed to Bradford K. Neal, by Deed from Jimmy D Bandy and Patricia A Bandy, dated 10/07/2003, of record in Instrument No. 200310100150851, Register's Office for Davidson County, TN. Being further conveyed to Phillip J Baldwin, by Warranty Deeds dated 10/8/04, of record in Instrument # 20041014-0123826, register's office for said county. Also being the same property conveyed to Jimmy D Bandy and Patricia A Bandy, by Deed from Delvinia L Whittemore, Jack Whittemore, Roger Whittemore, Vexey Bandy and Judy Carter, dated 03/07/1994, of record in Book 9321, page 450, Register's Office for Davidson County. 513 Drake Avenue, Nashville TN 37211

The last recorded Warranty Deed was filed of record at Instrument 200410140123826 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 **Wells Fargo Bank, NA 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 12th day of May, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of May, 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.

RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2009 GWINNETT COUNTY

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 $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12TH DAY OF MAY 2005.

RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2009 GWINNETT COUNTY

Notary Public

My Commission Expires: _____

MSP No.: 560.0505165TN (Fidelity)
Lender Loan No.: 0322699141
Property Address: 513 Drake Avenue, Nashville, TN 37211
Tax Parcel ID No.: 133-01;18.00

Mail Tax Notices To and Property Owner:

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