FILE NO.: 393.A12790TN\SadInitials
LOAN NO.: 0000591743\FHA

Davidson County DEEDTRS
Recvd: 07/01/05 10:08 2 pgs
Fees:12.00 Taxes:0.00
20050701-0075939

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 February 07, 1994 and recorded in the Register's Office of Davidson County, TN, at Instrument 9284, Page 517, ("Deed of Trust")Ronald G. Lee and Bonnie J. Lee conveyed to Lehman Land 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 Atlantic Mortgage & Investment Corporation; and

WHEREAS, **Atlantic Mortgage & Investment Corp. a division of ABN AMRO Mortgage group Inc. a Delaware Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200110080109179** 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 3/17/2005, 3/24/2005, 3/31/2005, 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 **Atlantic Mortgage & Investment Corp. a division of ABN AMRO Mortgage group Inc. a Delaware Corp.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $69,334.72; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 Atlantic Mortgage & Investment Corp. a division of ABN AMRO Mortgage group Inc. a Delaware Corp. 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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. 53 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, Page 104, Register's Office for said County. Said lot fronts 70 feet

on the Northerly side of Tuckahoe Drive and runs back between lines 168.4 feet on the Easterly margin and 160.9 feet on the Westerly margin to a broken line in the rear on which it measures 92.2 feet. Being the same property convetyed to Ronald G. Lee and wife, Bonnie J. Lee, by Warranty Deed from Michael S. Hopkins and wife, Deborah L. Hopkins, dated November 15, 1991, and recorded November 18, 1991, in Book 8487, Page 488, Register's Office for Davison County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 8487, Page 488 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 **Secretary of Housing and Urban Development**, Washington, D.C., his 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 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.

Notary Public

My Commission Expires:

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

NO TAX – GOVERNMENTAL AGENCY

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MSP No.: 393.A12790TN (Lee)
Lender Loan No.: 0000591743
Property Address: 804 Tuckahoe Dr, Madison, TN 37115
Tax Parcel ID No.: 42-09; 109.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803