FILE NO.: 393.0316578TN\Y
LOAN NO.: 0624509472\CONV

Davidson County DEEDTRS
Recvd: 07/18/05 15:29 2 pgs
Fees:13.00 Taxes:120.84
20050718-0083342

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 June 13, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20020621-0074901, ("Deed of Trust")Tamika R. Chandler a/k/a Tamika Chandler and Anna M. Gardner conveyed to American Title Company, Inc., 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, **ABN AMRO Mortgage Group, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20050601-0061292** 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 06/09/05, 06/16/05, 06/23/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 30, 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 **ABN AMRO Mortgage Group, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $32,659.29; 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 ABN AMRO Mortgage Group, 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 **ABN AMRO Mortgage Group, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Property located at: 405 Toney Rd Davidson County Nashville TN 37207, and; Land in the 12th formerly the 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H Hickerson, Surveyor revised June 26, 1951 as follows: Beginning at a point on the westerly margin of Toney Road, said point being South 22 deg. West 100 feet from the southeast corner of the property conveyed to Richard Holder and wife, by deed from M H Webb and wife of record in Book 3467 page 601 Register's Office for said County; thence westerly 150 feet to the easterly line of the Dennis Lovell property; thence South 0 deg. 45 min. West 54 feet more or less to a point North 0 deg. 45 min East 331 feet an iron pin as shown on said survey; thence Easterly 140 feet more or less to the westerly margin of Toney Road; thence with said Road, North 22 deg. East 50 feet to the beginning. Being the same property conveyed to Edward Lee Roberts and wife, Charlene Roberts on June 17, 1963 by deed from M H Webb and wife Ida Nell Webb, filed for record in July 19, 1963 in Book 3573, page 316 Register's Office for Davidson County, Tennessee. The said Edward Lee Roberts having since died on March 20, 2001. The said Charlene Roberts having predeceased Edward Lee Roberts on September 21, 1987. Melvin Bass, Terrie L Chandler Anna M Gardner, and Charles L Roberts being the sole heirs of property to which is of reference above. The said Charles L Roberts having since died June 23, 2001. Further being the same property conveyed to Tamika R Chandler unmarried and Anna M Gardner by Quitclaim deed dated June 13, 2002 from Melvin Bass, Terrie L Chandler, and Anna M Gardner, which deed is being recorded simultaneously herewith on June 2002 of record in Instrument Number 200206210074900, Register's Office for Davidson County, Tennessee. The said Tamika R Chandler a/k/a Tamika Chandler. Anna M Gardner joins in this Deed of Trust for the purpose of conveying and waiving such rights, if an, she may have in and to the said property. The said Anna M Gardner having no personal liability in connection with the loan to which reference is made herein.

The last recorded Warranty Deed was filed of record at Instrument No. 20020621, Page 0074900 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 **ABN AMRO Mortgage Group, 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 30th day of June, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 30th day of June, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared 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 GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2009

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 $32,659.29, 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 30TH DAY OF JUNE 2005.

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

Notary Public

My Commission Expires:

MSP No.: 393.0316578TN (Y and Jeff)
Lender Loan No.: 0624509472
Property Address: 405 Toney, Nashville, TN 37207
Tax Parcel ID No.: 70-04;153.01

Mail Tax Notices To and Property Owner:

ABN-AMRO Mortgage Group, Inc.
7159 Corklan Drive
Jacksonville, FL 32258