Davidson County DEEDTRS
Recvd: 07/19/05 13:40 2 pgs
Fees:13.00 Taxes:693.75
20050719-0083852

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
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 March 12, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20020424-0050443, ("Deed of Trust"), Malinda McCready conveyed to First National Financial, 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 Wells Fargo Bank Minnesota, NA, as Trustee for First Franklin Mortgage Loan Trust 2002-FF1, Asset Backed Certificates, Series 2002-FF1; and

WHEREAS, **Wells Fargo Bank Minnesota, NA, as Trustee for First Franklin Mortgage Loan Trust 2002-FF1, Asset Backed Certificates, Series 2002-FF1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20050617-0069300** in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 06/09/05, 06/16/05 and 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, Tennessee, 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 **B&B Investment Properties of Brentwood, Rodney Brower, Partner**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 187,500.00**; and

WHEREAS, **B&B Investment Properties of Brentwood, Rodney Brower, Partner** has/have 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 **B&B Investment Properties of Brentwood, Rodney Brower, Partner** 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 **B&B Investment Properties of Brentwood, Rodney Brower, Partner**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A Certain Tract or parcel of land situated in Davidson County, Tennessee, described as follows: Being Unit No. 366 on the plan of The Hillsborough Condominiums of record in Book 6250, Page 699, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Hilisborough Condominiums, as of record in Book 6250, Page 699, and Master Deed of record in Book 6822. Page 721. of the Register's Office for Davidson County, Tennessee. Being the same property conveyed unto Malinda McCready. a single person by Warranty Deed from John R. Hooton, III and wife, Bonnie T. Hooton, dated October 16, 2000, recorded October 18, 2000, in Instrument No. 200010180103365, of the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20001018 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **B&B Investment Properties of Brentwood, Rodney Brower, Partner**, his/her/their successors and assigns, 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.

ROBIN M. WALKER NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

WITNESS my hand and Notarial Seal the day and year above written.

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 $ 187,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ROBIN M. WALKER NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 30th DAY OF JUNE 2005.

Notary Public

My Commission Expires: _____

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MSP No.: 226.0305943TN (McCready)
Lender Loan No.: 0005947072
Property Address: 366 Ardsley Place, Nashville, TN 37215
Tax Parcel ID No.: 131-05-0-C-366.00

Mail Tax Notices To and Property Owner:
B&B Investment Properties of Brentwood, Rodney Brower, Partner
510 Midway Circle
Brentwood,TN37027