FILE NO.: 158.0507677TN\rmw
LOAN NO.: 2004974800\CONV-FN

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 07/26/05 07:51 2 pgs
Fees:12.00 Taxes:0.00
20050726-0086429

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 16, 1999, and recorded in the Register's Office of Davidson County, TN, at Instrument no. 11326, Page 852, ("Deed of Trust"), Paul Lambert and Lacquita Lambert conveyed to Stephen R. Huey, 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 of America, N.A.; and

WHEREAS, **Bank of America, N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20050527-0060400, Page** , 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 May 19, May 26, June 02, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 14, 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 **Bank of America, N.A.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 39,032.99; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., his/her successors and assigns; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Federal National Mortgage Association,** his/her successors and assigns;

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 of America, N.A. 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 **Federal National Mortgage Association,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 331 in the Edgefield Land Company's 2nd Spring Subdivision, and of record in Book 57, Page 152 of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Paul Eugene Lambert and wife, Lacquita Pauline Lambert by Warranty Deed from James M. Ratterree and wife, Barbara Ann Ratterree dated December 12, 1991 and recorded December 18, 1991 in Book 8510, Page 559, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 20000131-0009467, Page , 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 the said **Federal National Mortgage Association,** his/her 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 July, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 14th day of July, 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.

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

Notary Public

My Commission Expires:_____

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 158.0507677TN (Lambert)
Lender Loan No.: 2004974800
Property Address: 1603 Boscobel Street, Nashville, TN 37206
Tax Parcel ID No.: 83-13; 459.00

Mail Tax Notices To and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326