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

Davidson County DEEDTRS
Recvd: 09/09/05 13:41 2 pgs
Fees:13.00 Taxes:610.50
20050909-0108706

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 18, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 10575, Page 308, ("Deed of Trust"), William T. A. Baxter conveyed to Saturn and Mazer Title Services, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to ABN AMRO MORTGAGE GROUP, INC; 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 **Instument No. 20050803-0090626,** 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 08/11/05, 08/18/05, 08/25/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 1, 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 **Timothy Forsman**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 65,015.00**; and

WHEREAS, **Timothy Forsman** 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 **Timothy Forsman** 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 **Timothy Forsman**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in the Second Councilmanic District of Davidson County, Tennessee, shown as Tract No. 2 on survey dated October 14, 1975, by Southern Land and Associates, Inc. as follows:
Beginning at a point on the southerly margin of Knight Drive, said point being the northeasterly corner of the Hughes property of record in Book 4532, page 530 Register's Office for Davidson County, Tennessee; thence along Hughes' west line South 2 degrees 30 minutes 31 seconds West 877.13 feet to a point; thence North 77 degrees 59 minutes 29 seconds West 172.37 feet to a point in the easterly line of Tract No. 111 on said survey; thence with the same North 2 degrees 30 minutes 31 seconds East 909.13 feet to a point in the southerly margin of Knight Drive; thence with the same South 61 degrees 50 minutes 38 seconds East 180.61 feet to the point of beginning.
Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 10575, Page 305, 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 **Timothy Forsman**, 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 1st day of September, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of September, 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.

Notary Public

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

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 $ 65,015.00, 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 1st DAY OF SEPTEMBER 2005.

Notary Public

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

My Commission Expires:

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MSP No.: 393.0403335TN (Ba
Lender Loan No.: 0601393910
Property Address: 3882 Knight Road, Whites Creek, TN 37189
Tax Parcel ID No.: 40-00-97.00

Mail Tax Notices To and Property Owner:
Timothy Forsman
1212 Linden Avenue
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 165,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF Sept 20 05
Deputy Register