FILE NO.: 604.0509066TN\k
LOAN NO.: 0011295762\CONV

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: 11/14/05 13:04 6 pg:
Fees:33.00 Taxes:204.43

20051114-0137190

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 18, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 20010208-0012350, ("Deed of Trust"), Alethea Alford and Jonathan Eric Brooks conveyed to David W. Kious, 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 Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact; and

WHEREAS, **Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200509280116655** 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 September 29, October 6, and 13, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 27, 2005, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20030820, Page 0121005. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 55,250.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact.,** 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 Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact 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 **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact.,** 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 Lots Number 34, 35 and 36 on the Plan of Dr. J.B. Davis Subdivision, as of record in Book 57, page 96 and Book 16, page 123, Register's Office for said County. Said Lots Numbers 34, 35 and 36 adjoin and front together 75 feet on the northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley. Being the same property conveyed to J.W. Brooks a/k/a John W. Brooks by Quitclaim Deed of record in Book 7123, Page 933; see also Book 4450, page 270; Register's Office of Davidson County, Tennessee. The said J.W. Brooks a/k/a John W. Brooks having since died vesting the property solely in Edith D. Brooks, his wife. By Quitclaim Deed recorded by Instrument No. 20010202-0010291, said Register's Office, Edith Eleanor Brooks conveyed her interest in subject property to Jonathan Eric Brooks and Althea Alford. Also conveyed herewith is a Model Year 200 28x60 Valley View 4 Br. Mobile Home H.U.D. Label No. TEN491577 and TEN 491578, Serial No. LH25719TNAB.

The last recorded Warranty Deed was filed of record at Instrument No. 20010202-0010291 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 **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact.**, 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 27th day of October, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 27th day of October, 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 EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

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 $ 55,250.00, 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 27th DAY OF OCTOBER 2005.

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

Notary Public

My Commission Expires: _____

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MSP No.: 604.0509066TN (Alford)
Lender Loan No.: 0011295762
Property Address: 2302 Batavia Street, Nashville, TN 37208
Tax Parcel ID No.: 92-07;195.00

Mail Tax Notices To and Property Owner:
Saxon Mortgage/Fidelity National Foreclosure Solutions
1270 Northland Drive, Suite 200
Mendota Height, MN 55120

MORRIS, SCHNEIDER & PRIOR, L.L.C.

ATTORNEYS AND COUNSELORS AT LAW
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

September 21, 2005

UPS OVERNIGHT
RETURN RECEIPT REQUESTED
UPS TRACKING #1Z38W7A20195617841

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
MSP File Number: **604.0509066TN**
Lender Loan No.: **0011295762**
Name Per Client: **Alethea Alford and Jonathan Eric Brooks**
Property Address: **2302 Batavia Street**
Nashville, TN 37208

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Saxon Mortgage/Fidelity National Foreclosure Solutions has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 27, 2005. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. .

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Alethea Alford [redacted]-2126) and Jonathan Brooks [redacted]-4611) . A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 51,307.46. Interest through the sale date is approximately $3,486.60. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter

and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
MORRIS, SCHNEIDER & PRIOR, L.L.C.

KLStrickland

Enclosures
cc: Saxon Mortgage/Fidelity National Foreclosure Solutions

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on January 18, 2001, by Alethea Alford and Jonathan Eric Brooks to David W. Kious, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument 20010208-0012350, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact; and

WHEREAS, Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **October 27, 2005**, commencing at **12:00 PM** at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Number 34, 35 and 36 on the Plan of Dr. J.B. Davis Subdivision, as of record in Book 57, page 96 and Book 16, page 123, Register's Office for said County. Said Lots Numbers 34, 35 and 36 adjoin and front together 75 feet on the northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley. Being the same property conveyed to J.W. Brooks a/k/a John W. Brooks by Quitclaim Deed of record in Book 7123, Page 933; see also Book 4450, page 270; Register's Office of Davidson County, Tennessee. The said J.W. Brooks a/k/a John W. Brooks having since died vesting the property solely in Edith D. Brooks, his wife. By Quitclaim Deed recorded by Instrument No. 20010202-0010291, said Register's Office, Edith Eleanor Brooks conveyed her interest in subject property to Jonathan Eric Brooks and Althea Alford. Also conveyed herewith is a Model Year 200 28x60 Valley View 4 Br. Mobile Home H.U.D. Label No. TEN491577 and TEN 491578, Serial No. LH25719TNAB.

PROPERTY ADDRESS: 2302 Batavia Street, Nashville, TN 37208

CURRENT OWNER(S): Alethea Alford and Jonathan Eric Brooks

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. . Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: First Tennessee Bank, NA

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o KLStrickland
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 604.0509066TN
Insertion Dates: September 29, October 6, and 13, 2005