FILE NO.: 574.0512009TN\GMD
LOAN NO.: 600030316\CONV-FN

THIS INSTRUMENT PREPARED BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 12/16/05 08:50 2 pgs
Fees:13.00 Taxes:249.37
20051216-0151011

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 29, 2001 and recorded in the Register's Office of Davidson County, TN, at Instrument 20011105-0121214, ("Deed of Trust")Linda F. Collins conveyed to Homeowner's Title & Escrow LLC, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200511180139417** 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 11/10/2005, 11/17/2005, 11/24/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 08, 2005, 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 **Mortgage Electronic Registration Systems, Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $67,396.31; 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 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 Mortgage Electronic Registration Systems, 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 **Federal National Mortgage Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

The land referred to in this commitment is described as follows: A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Arrington Heights, of record in Book 3106, page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50.00 on the westerly margin of North Sixth Street and extends back 147.41 feet, (erroneously referred to as 47.41 feet in previous conveyances), on the northerly line and 94.61 feet on the southerly line to a broken line in the rear measuring 80.57 feet thereon. Being the same property conveyed to Linda F. Collins by deed from Community Money Center, Inc. of record in Book 8285, page 244, Register's Office for Davidson County, Tennessee. The address of the above described property is: 802 No. 6th Street, Nashville, TN 37207. Roy Collins, spouse of Linda F. Collins, joins in this conveyance to transfer any rights he may have, marital or otherwise.

The last recorded Warranty Deed was filed of record at Instrument 8285, Page 244 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 **Federal National Mortgage Association**, its successors and assignsforever, 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 08th day of December, 2005.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 08th day of December, 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

My Commission Expires:_____

NOTARY PUBLIC GEORGIA CLAYTON COUNTY EXPIRES SEPT. 21, 2007

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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 $67,396.31, 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 08TH DAY OF DECEMBER 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC GEORGIA CLAYTON COUNTY EXPIRES SEPT. 21, 2007

MSP No.: 574.0512009TN (Collins)
Lender Loan No.: 600030316
Property Address: 802 North 6th Street, Nashville, TN 37207
Tax Parcel ID No.: 82-07:468.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326