FILE NO.: 382.0318709TN\SAT
LOAN NO.: 0431537638\CONV

Davidson County DEEDTRS
Recvd: 02/07/06 08:18 4 pg
Fees:23.00 Taxes:274.25
20060207-0014838

THIS INSTRUMENT PREPARED
BY & RETURN TO:
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 September 30, 1999 and recorded in the Register's Office of Davidson County, TN, at Book 11691, Page 410, ("Deed of Trust")Warren R. Salvador and Rebecca R. Salvador conveyed to Don W. Ledbetter, 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 One, National Association, As Trustee; and

WHEREAS, **Bank One, National Association, As Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200401090003678** 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 12/22/05, 12/29/05, 01/05/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 12, 2006, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20010208, Page 0012682; Book 20010208, Page 0012683. 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 **Bank One, National Association, As Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $74,122.46; 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 Bank One, National Association, As Trustee 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 **Bank One, National Association, As Trustee**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 667, Tract No. 19 Site Plan, on the Plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11691, Page 407 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 **Bank One, National Association, As Trustee**, its 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 12th day of January, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of January, 2006, 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.

GERMAINE DUNCAN NOTARY PUBLIC GEORGIA EXPIRES SEPT 21, 2007 DEKALB COUNTY

Notary Public

My Commission Expires:_____

****

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 $74,122.46, 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 12TH DAY OF JANUARY 2006.

GERMAINE DUNCAN NOTARY PUBLIC GEORGIA EXPIRES SEPT 21, 2007 DEKALB COUNTY

Notary Public

My Commission Expires: _____

MSP No.: 382.0318709TN (Salvador)
Lender Loan No.: 0431537638
Property Address: 667 Long Hunter Court, Unit 667, Nashville, TN 37217
Tax Parcel ID No.: 135-08-O-A; 667.00

Mail Tax Notices To and Property Owner:

Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120

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 September 30, 1999, by Warren R. Salvador and Rebecca R. Salvador to Don W. Ledbetter, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Book 11691, Page 410, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Bank One, National Association, As Trustee; and

WHEREAS, Bank One, National Association, As Trustee, 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, **January 12, 2006**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 667, Tract No. 19 Site Plan, on the Plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

PROPERTY ADDRESS: 667 Long Hunter Court, Unit 667, Nashville, TN 37217

CURRENT OWNER(S): Warren Roy Salvador

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: Book 20010208, Page 0012682; Book 20010208, Page 0012683. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Sebring Capital Partners

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 sathompson
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 382.0318709TN
Web Site: www.foreclosures.msplaw.com

* Exhibit A *

UPS CampusShip™

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Shipping

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→ Help

Welcome, Sabina Thompson | Logout

Track by Tracking Number

View Tracking Summary

To see a detailed report for each package, please select the **View package progress** link

← Back to Shipping History

Tracking Number	Status	Delivery Information	
1. 1Z 38W 7A2 02 9823 767 4	**Delivered**	Delivered on:	12/19/2005 1:11 P.M.
		Delivered to:	NASHVILLE,
		Signed by:	HARRIS
		Service Type:	2ND DAY AIR

→ View package progress

Tracking results provided by UPS: 01/19/2006 8:49 A.M. Eastern Time (USA)

NOTICE: UPS authorizes you to use UPS tracking systems solely to track shipments tende you to UPS for delivery and for no other purpose. Any other use of UPS tracking systems a information is strictly prohibited.

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FTL NOTICE.

Exhibit B