FILE NO.: 604.0521755TN\sat
LOAN NO.: 2000007399\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: 02/07/06 08:28 2 pg
Fees:13.00 Taxes:172.98
20060207-0014855

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 22, 2004, and recorded in the Register's Office of Davidson County, TN, at Instrument 200407300091343, ("Deed of Trust"), Patricia S. Monyei conveyed to Arnold M. Weiss, 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, **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 No. 200601050001774** 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 12/29/2005, 1/5/2006, 01/12/2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 19, 2006, 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 **Mortgage Electronic Registration Systems Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 46,750.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2004-HE7, BY SACON 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 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 **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2004-HE7, BY SACON 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 Lot No. 91 and the southerly one-half of Lot No. 92 on the Plan of Oakwood Park, as of record in Book 421, page 12 Register's office for Davidson County, Tennessee. Said Lot No. 91 and Part of Lot No. 92 front together 45 feet on the easterly side of North Fifth Street and run back between parallel lines 165 feet to an alley. Being the same property conveyed to Particia S Monyei (f/k/a Particia M. Cohen) by Quitclaim Deed from Patricia M. Cohen Monyei, William P. Smith and Robert A. Smith dated July 22, 2004 and recorded 7/30/04 in Instrument Number 200407300091342 and previously conveyed to Patricia M. Cohen, William P. Smith and Robert A. Smith, as joint tenants with the right of survivorship, by Deed from Charles E. Evans and wife, Jo H. Evans, dated July 11, 1996 and recorded July 16, 1996 in Book 10122, page 650 Register's office for Davidson County, Tennessee. The said Patricia M. Cohen is also known as Patricia S. Monyei.

The last recorded Warranty Deed was filed of record at Instrument No. 20040730-0091342 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 **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2004-HE7, BY SACON 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 19th day of January, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 19th 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.

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 $ 46,750.00, 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 19th DAY OF JANUARY 2006.

Notary Public

My Commission Expires: _____

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MSP No.: 604.0521755TN (Monyei)
Lender Loan No.: 2000007399
Property Address: 1205 NORTH 5TH STREET, NASHVILLE, TN 37207
Tax Parcel ID No.: 71 - 16; 190.00

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