FILE NO.: 560.0416405TN\RYM
LOAN NO.: 0307817312\CONV

Davidson County DEEDTRS
Recvd: 02/10/06 08:35 2 pgs
Fees:13.00 Taxes:273.36
20060210-0016408

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 January 24, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20020204-0014797, ("Deed of Trust")Dianne Dixon conveyed to American Title Company, 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 Wachovia Bank of Delaware, National Association; and

WHEREAS, **Wachovia Bank of Delaware, National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20051228-0154996** 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 12/29/05, 01/05/06, 01/12/06, 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, 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 **Wachovia Bank of Delaware, National Association,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $73,881.83; 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 Wachovia Bank of Delaware, National Association 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 **Wachovia Bank of Delaware, National Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

BEING LOT NO. 457 ON THE PLAN OF SECTION THREE, PARK WOOD ESTATES, OF RECORD IN PLAT BOOK 3300, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO DIANNE DIXON ON 6-27-91, BY DEED FROM FEDERAL DEPOSIT INSURANCE CORP., FILED FOR RECORD ON 8-13-91, IN BOOK 8419, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAP 50-15, PARCEL 165.

The last recorded Warranty Deed was filed of record at Instrument No. 8419, Page 143 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

Wachovia Bank of Delaware, National Association, 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 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

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 $73,881.83, 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

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

My Commission Expires:

MSP No.: 560.0416405TN (Dorsey)
Lender Loan No.: 0307817312
Property Address: 3185 Robwood Drive, Nashville, TN 37207
Tax Parcel ID No.: 50-15; 165.00

Mail Tax Notices To and Property Owner:

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
1270 Northland Drive, Suite 200
Mendota Height, MN 55120