FILE NO.: 221.0602288TN\sat
LOAN NO.: 0030306831\CONV-FN

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: 03/17/06 08:25 2 pgs
Fees:12.00 Taxes:0.00

20060317-0030805

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 25, 2004, and recorded in the Register's Office of Davidson County, TN, at Instrument 200409010105873, ("Deed of Trust"), as re-recorded at Instrument 200409170011220 2, aforesaid records, and Rebecca L Brown Griffith and John L Griffith conveyed to T. Michael Logan, 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. 200602140018005** 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 2/9/06, 2/16/06, 2/23/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 2, 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 $ 115,145.33; 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 said owner and holder of the debt has assigned its interests in the said property to **Federal National Mortgage Association,** 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 **Federal National Mortgage Association,** 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. 6 on the Plan of Charlotte Park Annex, as of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard W. Brown and wife, Rebecca L. Brown by Quitclaim Deed dated June 26, 1998 from Ruth M. Foran, Trustee of record in Book 11007, Page 805, Register's Office for Davidson County, Tennessee. Richard W. Brown and Rebecca L. Brown have since been divorced by Final Decree in the Second Circuit Court for Davidson County, Tennessee, Docket 00D2846, dated, February 6, 2001. Richard L. Brown has subsequently conveyed his interest in said property to Rebecca L. Brown by Quitclaim Deed of record in instrument No. 200108150088346 Register's Office for Davidson County, Tennessee. The said Rebecca L. Brown having since married.

The last recorded Warranty Deed was filed of record at Instrument No. 20010815-0088346 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 **Federal National Mortgage Association,** 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 2nd day of March, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 2nd day of March, 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:_____

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 221.0602288TN (Brown-Griffin)
Lender Loan No.: 0030306831
Property Address: 677 Westboro Drive, Nashville, TN 37209
Tax Parcel ID No.: 90 - 12; 348.00

Mail Tax Notices To and Property Owner:
Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326