Davidson County DEEDTRS
Recvd: 06/07/06 14:36 2 pgs
Fees:13.00 Taxes:208.13
20060607-0067763

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
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 March 22, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200004050034177, ("Deed of Trust"), Tangie M. Givens conveyed to Wesley D. Turner, 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 Homecomings Financial Network, Inc.; and

WHEREAS, **Homecomings Financial Network, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20060517-0057487** 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 05/11/06, 05/18/06, 05/25/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 1, 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 **Marvin Cook**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 56,251.00**; and

WHEREAS, **Marvin Cook** has/have 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 **Marvin Cook** 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 **Marvin Cook**, his/her/their 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. 244 on the Map of Treppard Heights Subdivision, Section 1,of record in Book 2663, Page 64 and 65, Registers' Office for Davidson County, Tennessee. Said Lot No. 244 fronts 80 feet on the northwesterly side of West Hamilton Avenue and extends back 166.8 feet on the northeasterly line and 198.6 feet on the southwesterly line, to the rear line of Lots Nos. 240 and 241, on which it measure 87 feet. Said property is commonly known as 3106 West Hamilton Avenue, Nashville, Tennessee 37218. This being the same property conveyed to Tangie M. Givens from Tangie M. Givens, Executrix of The Estate of Willie C. Rogers a/k/a Willie M. Rogers herein by deed dated 04/30/97 and recorded 05/16/97 in Deed Book 10456 at Page 495. Tax# 59-14 25.00.

The last recorded Warranty Deed was filed of record at Instrument No. 10456 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 forever, to **Marvin Cook**, his/her/their successors and assigns, 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 1st day of June, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of June, 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: _____

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

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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 $ 56,251.00, 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 1st DAY OF JUNE 2006.

Notary Public

My Commission Expires: _____

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

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MSP No.: 416.0212911TN (Givens)
Lender Loan No.: 18098905
Property Address: 3106 West Hamilton Avenue, Nashville, TN 37218
Tax Parcel ID No.: 59-14;25.00

Mail Tax Notices To and Property Owner:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214