Davidson County DEEDTRS
Recvd: 07/21/06 12:57 2 pgs
Fees:13.00 Taxes:74.37

20060721-0088226

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 December 21, 2004, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20050120-0007313, ("Deed of Trust"), Gregory Creasley and Dawn Creasley conveyed to Elite Title, 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 Mortgage Electronic Registration Systems Inc; 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. 20060220020744** 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 02/09/2006, 02/16/2006, 02/23/2006, 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 **C & B Properties**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 20,100.00**; and

WHEREAS, **C & B Properties** 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 **C & B Properties** 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 **C & B Properties**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being lot no. 828 on the plan of Charlotte Park, section 22, of record in book 3700, pages 68 and 68, Register's Office for said county.

Said lot no. 828 fronts83.95 feet on the northeasterly margin of Wilclay Drive, and extends back 233.5 feet on the northwesterly line and 164.7 feet on the southeasterly line to a dead line in the rear, measuring 87.8 feet thereon.

Being the same property conveyed to Gregory A. Creasey and wife, Dawn Creasey from Rebeca D. Creasey by warranty deed dated 12/21/04 recorded_____, in inst# 200501200007311 in the register's office of Davidson County Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The last recorded Warranty Deed was filed of record at Instrument No. 200501200007311 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 **C & B Properties**, 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 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.

GERMAINE DUNCAN NOTARY PUBLIC EXPIRES GEORGIA SEPT. 21, 2007 CLAYTON COUNTY

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 $ 20,100.00, 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 2nd DAY OF MARCH 2006.

GERMAINE DUNCAN NOTARY PUBLIC EXPIRES GEORGIA SEPT. 21, 2007 CLAYTON COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 353.0602741TN (Creasley)
Lender Loan No.: 667036
Property Address: 452 Wilclay Drive, Nashville, TN 37209
Tax Parcel ID No.: 102-04-151.00

Mail Tax Notices To and Property Owner:
C & B Properties
4805 Michigan Avenue
Nashville, TN 37209