FILE NO.: 560.0522804TN\SAT
LOAN NO.: 0323919407\CONV

Davidson County DEEDTRS
Recvd: 08/15/06 08:46 2 pgs
Fees:13.00 Taxes:890.48
20060815-0100152

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 May 17, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 20050603-0063225, ("Deed of Trust")Antonio L. Minnifee and Lanitra S. Minnifee conveyed to ForeFront Title, LLC, 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, **Wells Fargo Bank National Association as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20060620-0073355** 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 7/6/06, 7/13/06, 7/20/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 27, 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 **Wells Fargo Bank National Association as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $240,670.65; 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 Wells Fargo Bank National Association as Trustee 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 **Wells Fargo Bank National Association as Trustee**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, Being lot no. 484, on the plan of October Woods, Phase Four, Section Seven-B, a planned unit development, of record in instrument number 200009070088378, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot. Subject to restrictive convenants of record in Record Book 5047, page 656, Record Book 5047, page 661, Record Book 9840, page 276, and Instrument no. 20001003-0091964; storm water detention agreement in record book 11367, page 161; Charter for Home Owners Association in record book 9840, page 259; sanitary sewer easement in record book 6907, page 427; Quitclaim Deed of record for common areas to Home Owners Association in instrument no. 20001109-0111744; By-Laws in record book 9840, page 267; any and all matters of record and as shown in Subdivision plat of record in instrument no. 20000907-0088378 of Register's office for Davidson county, Tennessee. Being a part of the same property conveyed to Antonio L. Minnifee and wife, Lanitra S. Minnifee by warranty deed from Yazidan Construction, Inc, a Tennessee Corporation, dated August 3, 2001 and recorded August 8, 2003 of record in Instrument no. 20010808-0085035, Register's Office for Davidson county, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20010808-0085035 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 **Wells Fargo Bank National Association as Trustee**, 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 27th day of July, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 27th day of July, 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 GEORGIA EXPIRES 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 $240,670.65, 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 27TH DAY OF JULY 2006.

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

Notary Public

My Commission Expires:_____

MSP No.: 560.0522804TN (Minnifee)
Lender Loan No.: 0323919407
Property Address: 5548 Craftwood Drive, Antioch, TN 37013
Tax Parcel ID No.: 183-05-0-A; 296.00

Mail Tax Notices To and Property Owner:

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