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

Davidson County DEEDTRS
Recvd: 08/15/06 12:03 2 pgs
Fees:13.00 Taxes:444.00
20060815-0100304

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200109100097626, ("Deed of Trust"), as re-recorded at Instrument 200203280038232, aforesaid records, and Annette Y. Tidwell conveyed to Accurate Title & Escrow, 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, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.; and

WHEREAS, **Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200605160057130** 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 May 11, 18, and 25, 2006, in , by which advertisement the sale was held on June 1, 2006, at the in , 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 **M.R. Stokes**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 120,000.00**; and

WHEREAS, **M.R. Stokes** 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 **M.R. Stokes** 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 **M.R. Stokes**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 17 on the Final Plat of The Woods at Neeley's Bend Phase I, as of record in Book 9700, Page 928, revised in Book 9700, Page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot. Being a part of the same property conveyed to Michael R. Stokes by deed of record in Book 11127, Page 905, Register's Office of Davidson County, Tennessee. Being the same property conveyed to the Grantor's herein, by deed of record in Instrument 20010910-0097625, Register's Office, Davidson County, Tennessee. Subject to Restrictions of record in Book 11527, page 304, and Agreements for Dedication of easements of record in Book 6931, Page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200109100097625 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 **M.R. Stokes**, 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: _____

EXPIRES GEORGIA APRIL 12, 2008 PUBLIC DEKALB COUNTY

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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 $ 120,000.00, 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: _____

EXPIRES GEORGIA APRIL 12, 2008 PUBLIC DEKALB COUNTY

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MSP No.: 604.0408771TN (Tidwell)
Lender Loan No.: 0042145107
Property Address: 701 Comanche Court, Madison, TN 371153635
Tax Parcel ID No.: 53 - 14 - O - A , 17.00

Mail Tax Notices To and Property Owner:
M.R. Stokes
1040 Avondale Road
Hendersonville, TN 37075