FILE NO.: 414.0612630TN\SAT
LOAN NO.: 0359023597\CONV

Davidson County DEEDTRS
Recvd: 09/12/06 08:38 2 pgs
Fees:13.00 Taxes:407.30
20060912-0112573

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 November 10, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument 200311120165676, ("Deed of Trust")Jubal B Cooper conveyed to Deborah Schroeder, 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, **HSBC Bank USA, NA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20060808-0097046** 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 8/3/06, 8/10/06, 8/17/2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 24, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 2005101301236. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 **HSBC Bank USA, NA**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $110,081.93; 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 HSBC Bank USA, NA 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 **HSBC Bank USA, NA**, 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 ALL OF LOT NO. 148, ON THE PLAN OF SECTION ONE, GRA-MAR ACRES, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 2133, PAGE 27, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.' BEING THE SAME PROPERTY CONVEYED TO JUBAL B. COOPER BY DEED FROM REBECCA L. JACOBS, NOW BROWN, AND HUSBAND, MICHAEL D. BROWN SR. AS OF RECORD IN INSTRUMENT # 200311120165675, REGISTER'S OFFICE FOR SAID COUNTY.

The last recorded Warranty Deed was filed of record at Instrument 200311120165675 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 **HSBC Bank USA, NA**, 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.

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IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 24th day of August, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 24th day of August, 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.

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

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 $110,081.93, 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 24TH DAY OF AUGUST 2006.

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

Notary Public

My Commission Expires:

MSP No.: 414.0612630TN (Cooper)
Lender Loan No.: 0359023597
Property Address: 602 Broadmoor Drive, Nashville, TN 37216
Tax Parcel ID No.: 61-06-20.00

Mail Tax Notices To and Property Owner:

GMAC Mortgage
500 Enterprise Road, Suite 150
Horsham, PA 19044