PICK-UP

Davidson County DEEDTRS
Recvd: 10/26/06 11:30 2 pgs
Fees:13.00 Taxes:172.98
20061026-0132869

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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20051004-0119084, ("Deed of Trust"), James Lewis Fry and Yolanda Tecora Buchanan conveyed to Priority Trustee Services of Tn, 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 Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2005-5 Asset-Backed Certificates, Series 2005-5; 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 09/21/2006, 09/28/2006, 10/05/2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 12, 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, , the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Eric Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 46,751.00**; and

WHEREAS, **Eric Sox** 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 **Eric Sox** 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 **Eric Sox**, 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. 1, on the Plan of Hermitage Annex Subdivision, of record in Book 2854, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Beginning at a point in the northerly margin of Meredith Street being 68.5 feet west of the intersection of Duncan Street; thence northwardly with the westerly boundary of Lot No. 2, 82 feet to a point; 83 degrees 24 minutes west, 45.8 feet to a concrete monument in the easterly margin of a 20 foot alley. Thence with the margin of said alley south 6 degrees 30 minutes West 40.3 feet to a concrete monument; thence south 84 degrees 34 minutes west, 25 feet to a concrete monument; thence 21 degrees 59 minutes east, 65 feet to a point in the northerly margin of Meredith Street; thence north 57 degrees 51 minutes east with said margin of Meredith Street, 52.5 feet to the point of beginning.
Being the same property conveyed to James Lewis Fry and Yolanda Tecora Buchanan by Warranty Deed from James W. Southerland and wife, Miriam A. Southerland dated August 31st, 2005 of record in Instrument No. 20051004-0119083 said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 200603080026924 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 **Eric Sox**, 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 12th day of October, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of October, 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

GEORGIA SEPT. 21, 2007 PUBLIC CLAYTON COUNTY

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 $ 46,751.00, 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 12th DAY OF OCTOBER 2006.

Notary Public

EXPIRES GEORGIA SEPT 21 2007 PUBLIC CLAYTON COUNTY

My Commission Expires: _____

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MSP No.: 226.0610006TN (Fry)
Lender Loan No.: 0018557504
Property Address: 128 Meredith Ave., Nashville, TN 37210
Tax Parcel ID No.: 93-16;402.00

Mail Tax Notices To and Property Owner:
Eric Sox
7051 Highway 70 South, Suite 315
Nashville,TN37221