FILE NO.: 560.0513794TN\SAT
LOAN NO.: 0323164566\CONV

Davidson County DEEDTRS
Recvd: 10/30/06 09:56 2 pgs
Fees:13.00 Taxes:299.12

20061030-0134019

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 December 30, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument 20050106-0002192, ("Deed of Trust")Tina Moody conveyed to Wesley D. Turner, 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, NA as Trustee under Pooling and Servicing Agreement dated as of February 1, 2005 Asset Backed Pass-Through Certificates Series 2005 WHQ1; and

WHEREAS, **Wells Fargo Bank, NA as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200610160127795** 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 9/28/06, 10/5/06, 10/12/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 19, 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, NA as Trustee,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $80,842.76; 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, NA 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, NA 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. 11 on the Plan of Mayline Weakley's Subdivision of Confederate Hill, a subdivision of Lot No. 26, Hobson's Addition to Edgefield, as shown on the Plan of record in Book 332, Page 134, Register's Office for said County. Said Lot No. 11 fronts 50 feet on the westerly side of 11th Street (formerly Smith Street) and runs back between parallel lines 202 feet, more or less, to a 16 foot alley in the rear. Mobile/Manufactured Home description: Serial #C52002872TNAB Model# TEN470421/470422X. Borrower, being true and lawful owner of record of the Mobile Home being mortgaged with the property, declares that it is Borrower's intent that the moblie home lose its nature as personal property and become realty. Borrower further declares that the mobile home shall remain permanetly attached as a part of real property and will not be removed therefrom. Being the same property conveyed to Tina Moody, by Deed from Zaretha A. Batey-Frierson, recorded 11/30/2004, of record in Instrument No. 200411300142290, Register's Office for Davidson County, TN. Also being the same property conveyed to Barbara Moody and Zaretha A. Beaty, as joint tenants with the right of survivorship, by Deed from James L. Bess et ux, Evelyn J. Bess, dated 11/29/1977, of record in Book 5228, page 582, Register's Office for Davidson County, TN. 514 S 11th Street, Nashville, TN 37206.

The last recorded Warranty Deed was filed of record at Instrument 200411300142290 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, NA 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 19th day of October, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 19th 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

My Commission Expires:_____

****

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 $80,842.76, 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 19TH DAY OF OCTOBER 2006.

Notary Public

My Commission Expires: _____

MSP No.: 560.0513794TN (Moody)
Lender Loan No.: 0323164566
Property Address: 514 South 11th Street, Nashville, TN 37206
Tax Parcel ID No.: 83-13;230.00

Mail Tax Notices To and Property Owner:

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
1100 Corporate Center Drive
Raleigh, NC 27607