Davidson County DEEDTRS
Recvd: 11/07/06 13:09 2 pgs
Fees:13.00 Taxes:206.09
20061107-0138566

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 9, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200209090108741, ("Deed of Trust"), Leonard G. Leslie conveyed to Linda S. Harris, 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 ABN AMRO MORTGAGE GROUP, INC.; and

WHEREAS, **ABN AMRO MORTGAGE GROUP, INC.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200610110126182** 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 October 5, 12, and 19, 2006, in , by which advertisement the sale was held on October 26, 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 **Paul Pate and Dana Melton,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 55,701.00**; and

WHEREAS, **Paul Pate and Dana Melton** 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 **Paul Pate and Dana Melton** 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 **Paul Pate and Dana Melton**, 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 the southeasterly part of Lot No. 2 on a plat of the Re-subdivision of Lots Nos 34, 35, 36, 37 and 38 of a subdivision of Lots Nos 41 and 43, West Nashville Annex as of record in Book 547, page 40, said Register's Office, described as follows: Beginning at a point on the northwesterly margin of James or 22nd Street at the southeast corner of a part of Lot No 2 conveyed to Buford Morgan and wife by deed from John Overby and wife of record in Book 2146, page 190, Register's Office; thence with the northwesterly margin of said Street, southwesterly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos 2 and 5 on said plat; thence with the line between said Lots Nos 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet, more or less, to the beginning. Being the same property conveyed to Leonard G. Leslie, unmarried by deed from James T. Jackson and wife, Patsy A. Jackson dated 5/30/96 of record in Book 10074, page 161, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 10074161 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 **Paul Pate and Dana Melton**, 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 26th day of October, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 26th 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.

ROBIN M. WALKER NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB 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 $ 55,701.00, 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 26th DAY OF OCTOBER 2006.

ROBIN M. WALKER NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 393.0306047TN (Leslie)
Lender Loan No.: 0626016541
Property Address: 651 James Ave., Nashville, TN 37209
Tax Parcel ID No.: 91-05;10.00

Mail Tax Notices To and Property Owner:
Paul Pate and Dana Melton
442 East Iris
Nashville, TN 37204