Davidson County DEEDTRS
Recvd: 11/29/06 10:31 2 pgs
Fees:13.00 Taxes:384.80
20061129-0147122

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 19, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11633, Page 320, ("Deed of Trust"), Marshell L. Ruffier conveyed to Mary L. Aronov, 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, **Residential Funding As Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20061027013336S, Page ,** 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 10/26/06, 11/2/06, 11/9/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 16, 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, 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 **Robin Wheeler and Theresa Bamford,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 104,000.00**; and

* AKA TERESA BAMFORD

WHEREAS, **Robin Wheeler and Theresa Bamford** 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 **Robin Wheeler and Theresa Bamford** 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 **Robin Wheeler and Theresa Bamford,** 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. 68 ON THE PLAN OF JACKSON'S RETREAT, PHASE I, SECTION TWO AS OF RECORD AT BOOK 6200, PAGE 334 AND 335 AS AMENDED AT BOOK 5972 PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND THIS SAME IS INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LORETTA LEAGUE BY DEED FROM EUGENE A. BLAIR DATED 6/27/90 AND FILED OF RECORD 6/28/90 IN BOOK 8183, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY THE INSTRUMENT FILED SIMULTANEOUSLY HEREWITH.

The last recorded Warranty Deed was filed of record at Book 11633, Page 317, 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 **Robin Wheeler and Theresa Bamford**, 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 16th day of November, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 16th day of November, 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 EXPIRES GEORGIA 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 $ 104,000.00, 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 16th DAY OF NOVEMBER 2006.

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

Notary Public

My Commission Expires:

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MSP No.: 382.0619691TN (Ruffier)
Lender Loan No.: 0431478767
Property Address: 1129 Jacksons View Road, Hermitage, TN 37076
Tax Parcel ID No.: 86-07;29.00

Mail Tax Notices To and Property Owner:
Robin Wheeler and Theresa Bamford
530 W. Main St
Hendersonville, TN 37075