FILE NO.: 648.0618545TN\k
LOAN NO.: 0004960514\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 12/01/06 10:11 2 pgs
Fees:13.00 Taxes:356.68
20061201-0148372

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 18, 2001, and recorded in the Register's Office of Davidson County, TN, at Instrument 20011227-0142578, ("Deed of Trust"), Elaine P. and Larry M. Sigler conveyed to Title Enterprise SVC Co, 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 Mortgage Electronic Registration Systems, Inc; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20061019012972**4 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 19, 26, and November 2, 2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 9, 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 **Mortgage Electronic Registration Systems, Inc**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 96,399.78; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Household Financial Center, Inc,** his/her successors and assigns;

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 Mortgage Electronic Registration Systems, Inc 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 **Household Financial Center, Inc,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being part of Lot "D" on the corrected Map of W.P. Ready Subdivision of the Thornton Tract, of record in Book 332, page 110, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows: Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, at a point 75 feet west of the common corner of Lots D & E, thence South 04 degrees 30 minutes West 230.0 feet to an iron pin; thence south 80 degrees 20 minutes West 60 feet to an iron pin; thence in a northerly direction 232.9 feet to an iron pin in the southerly margin of Sarver Avenue; thence with said avenue in an easterly direction 60 feet to the point of beginning. Being the same property conveyed to Larry M. Sigler from Andrew M. Cuomo, Secretary of Housing and Urban Development by Warranty Deed dated June 4, 1997 and recorded June 6, 1997 in Book 10483, page 634, Register's Office for Davidson County. This conveyance is subject to all matters of record on plat in Plat Book 332, page 110, Register's Office for Davidson County. This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

The last recorded Warranty Deed was filed of record at Book 10483, Page 34 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 the said **Household Financial Center, Inc,** his/her 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 9th day of November, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 9th 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.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

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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 $ 96,399.78, 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 9th DAY OF NOVEMBER 2006.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

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MSP No.: 648.0618545TN (Sigler)
Lender Loan No.: 0004960514
Property Address: 308 Sarver Avenue, Madison, TN 37115
Tax Parcel ID No.: 04301012000

Mail Tax Notices To and Property Owner:
Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
2700 Sanders Road
Prospect Heights, IL 60070