PICK-UP

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

Davidson County DEEDTRS
Recvd: 12/04/06 14:52 2 pgs
Fees:13.00 Taxes:192.40
20061204-0149422

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 4, 2004, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument no. 20041207-0145645, ("Deed of Trust"), as re-recorded at Instrument no. 20050124-0008612, aforesaid records, and William C. Holland Sr. and Mae H. Holland conveyed to Chamks Patrick Flynn, 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 U.S Bank, N.A; and

WHEREAS, **U.S Bank, N.A,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20061106-0137581** 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 26, November 02, November 09, 2006, in , by which advertisement the sale was held on November 16, 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 **Eric Sox**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 52,001.00**; 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:

Being the easterly 41 feet of Lot No. 119 on the Map for East Edgefield Plan of lots of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee. Beginning at an iron pin in the southern margin of Lillian Street, said iron pin being located North 88 deg. West 436.6 feet from the westerly margin of South 14th Street being the common corner of Lots 118 and 119 on the above plan; running thence with the common line off lots 118 and 119, south 2 deg. West 170 feet to a point in the northerly margin of and alley being the common corner of Lots Nos. 118 and 119; thence with the northerly margin of said alley North 88 deg. West 41 feet to a point; thence north 2 deg. East 170 feet to an iron pin in the southerly margin of Lillian Street; thence with the southerly margin of Lillian Street North 88 deg. East 41 feet to the point of beginning. All in accordance with survey and plat by Hickerson E. Miller dated July 23, 1956. Being the same property conveyed to William C. Holland and wife, Mae H. Holland by Deed from Robert D. Shemin and wife, Patricia A. Shemin dated 1/13/95, recorded 1/19/95, in Book 9574, Page 53, Register's Office for Davidson County, Tennessee. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The last recorded Warranty Deed was filed of record at Instrument No. 9574 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 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.

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 $ 52,001.00, 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.

Notary Public

My Commission Expires:_____

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MSP No.: 382.0615787TN (Holland)
Lender Loan No.: 0438870917
Property Address: 1228 Lillian Street, Nashville, TN 37206
Tax Parcel ID No.: 83-13; 143.00
Mail Tax Notices To and Property Owner:
Eric Sox
751 Hwy. 70 South- 315
Nashville, TN 37221