FILE NO.: 382.0616950TN\KLS
LOAN NO.: 0433344496\CONV

Davidson County DEEDTRS
Recvd: 01/22/07 12:31 2 pg
Fees:13.00 Taxes:342.44
20070122-0008458

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 October 23, 2001 and recorded in the Register's Office of Davidson County, TN, at Instrument 20011030-0117943, ("Deed of Trust")Shahram Moradypoor and Tammy Moradypoor conveyed to Michael T. Bates, 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 Banker's Trust Company; and

WHEREAS, **Deutsche Bank Trust Company Americas,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200610110126181** 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 December 21, 28, 2006 and January 4, 2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 11, 2007, 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 **Deutsche Bank Trust Company Americas**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $92,550.25; 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 Deutsche Bank Trust Company Americas 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 **Deutsche Bank Trust Company Americas**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tract or parcel of land located in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being part of the Jerry Foster Land, as divided by heirs and described according to a survey made by Clyde D. Anderson, Surveyor, April 25, 1959, as follows: Beginning at a point in the north margin of the right of way of Hamilton Church Road, the same being the southwest corner of the tract conveyed to Carrie Lee McAdoo by deed of record in Book 2813, page 168, and proceeding along the west boundary of said tract, N 0 deg. 50' 490.4 feet to a point; thence leaving the westerly boundary line of said tract and proceeding S 88 deg. 30' E, 157.6 feet to a point; thence S 0 deg. 50' West, 500 feet to a point in the north margin of said road; thence with the same, westerly 157.6 feet to the point of beginning. Being the same property conveyed to Shahram Moradypoor and wife, Tammy Moradypoor from Jennifer R. Becker, formerly Jennifer R. Drake, and husband, Terry G. Becker, by Warranty Deed dated December 8, 1995 and recorded December 14, 1995 in Book 9887, page 908, Register's Office for Davidson County. This conveyance is subject to Easements of record in Book 5700, page 196, Register's Office for Davidson County. This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities of 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 Instrument 9887, Page 908 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 **Deutsche Bank Trust Company Americas**, 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 11th day of January, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11th day of January, 2007, 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 GEORGIA APRIL 12, 2008 DEKALB COUNTY

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 $92,550.25, 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 11TH DAY OF JANUARY 2007.

NOTARY PUBLIC EXPIRES GEORGIA APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires: _____

MSP No.: 382.0616950TN (Moradypoor)
Lender Loan No.: 0433344496
Property Address: 3286 Hamilton Church Road, Antioch, TN 37013
Tax Parcel ID No.: 105-00; 94.00

Mail Tax Notices To and Property Owner:

Homecomings Financial, LLC/FNFS
9350 Waxie Way
San Diego, CA 92123