PICK-UP

Davidson County DEEDTRS
Recvd: 02/12/07 12:09 2 pgs
Fees:13.00 Taxes:266.40
20070212-0017861

THIS INSTRUMENT PREPARED BY
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 October 19, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20011026-0117250, ("Deed of Trust"), James A. Francis, III and Wife, Linda S. Francis A/K/A Linda S. Stawychny conveyed to Deb Randolph, 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., its successors and assigns, as nominee for Household Finance Corporation, its successors and assigns; and

WHEREAS, **Household Financal Center Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20061221-0157478** 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 12/14/2006, 12/21/2006, 12/28/2006, in , by which advertisement the sale was held on January 11, 2007, 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 **Chan McCullough**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 72,000.00**; and

WHEREAS, **Chan McCullough** 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 **Chan McCullough** 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 **Chan McCullough**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

and Laing McCullough, each a one-half undivided interest

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 21 on the plan of H.G. McNabb Subdivision as of record in Plat Book 1130, Page 64, register's office for Davidson County, Tennessee.
Being the same property conveyed to James A. Francis III, and wife, Linda S. Francis fka Linda S. Stawychny by deed of record in Book 11324, page 606, Register's Office for Davidson County, Tennessee.
The property address is 522 Morton Avenue, Nashville, Tennessee 37211.
Map 119-13 parcel 156

The last recorded Warranty Deed was filed of record at Instrument No.11324606 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 **Chan McCullough**, 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.

and Laing McCullough, each a one-half undivided interest

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

My Commission Expires: _____

NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

****

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 $ 72,000.00, 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 11th DAY OF JANUARY 2007.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

****

MSP No.: 648.0411476TN (Francis)
Lender Loan No.: 0006009369
Property Address: 522 Morton Avenue, Nashville, TN 37211
Tax Parcel ID No.: 11 - 91 - 3; 156.00

Mail Tax Notices To and Property Owner:
Chan McCullough & Laing McCullough
905 Travelers Ct.
Nashville, TN 37220