FILE NO.: 382.0626338TN\CDJ
LOAN NO.: 0440884138\CONV

Davidson County DEEDTRS
Recvd: 02/13/07 10:10 2 pg
Fees:13.00 Taxes:1242.88
20070213-0018165

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 December 21, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20051229-0155858, ("Deed of Trust")and as having been modified by an agreement recorded at Instrument No. 20060316-0030578, Modified in 20060316-0030578, aforesaid records, Alfred Renzi III conveyed to The Title Shop, 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 Deutsche Bank Trust Company Americas As Trustee.; and

WHEREAS, **Deutsche Bank Trust Company Americas As Trustee.**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070112-0004977** 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 1/11/07, 1/18/07, 1/25/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 01, 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 As Trustee.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $335,914.39; 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 Trustee. 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 As Trustee.**, 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 in Davidson County, State of Tennessee, described as follows: Being the easterly part of Lot No.5 and the westerly part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C', as of record in Book 421, page 186, described as follows: BEGINNING on the northerly margin of Princeton Avenue 30 feet easterly from the corner of Lots Nos. 4 and 5; thence running easterly with the northerly margin of said Avenue 65 feet; thence northerly 67 feet, more or less, to a point in the southerly margin of an alley, said point being 35 feet easterly from the northwest corner of said Lot No. 6; thence westerly with the southerly margin of said alley 60 feet to a point, 20 feet easterly from the corner of Lots Nos. 4 and 5; thence southerly 94 feet, more or less to the beginning. BEING the same property conveyed to WPPR PARTNERSHIP, a Tennessee general partnership, by deed, recorded November 1, 2004 in Instrument No.20041101-0130545 Register's Office for Davidson County, Tennessee. Map-Parcel No, 104050-171.00

The last recorded Warranty Deed was filed of record at Instrument No. 200512290155857 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 As Trustee.**, 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 01st day of February, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 01st day of February, 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.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

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 $335,914.39, 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 01ST DAY OF FEBRUARY 2007.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

Notary Public

My Commission Expires: _____

MSP No.: 382.0626338TN (Renzi)
Lender Loan No.: 0440884138
Property Address: 3704 Princeton Avenue, Nashville, TN 37205
Tax Parcel ID No.: 104-05; 171.00

Mail Tax Notices To and Property Owner:

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