PICK-UP

Davidson County DEEDTRS
Recvd: 03/15/07 11:57 2 pgs
Fees:13.00 Taxes:292.30
20070315-0031747

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 24, 2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20010531-0056521, ("Deed of Trust"), Patricia L. Day conveyed to Serenity Title & Escrow, 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 System, Inc.; and

WHEREAS, **Mortgage Electronic Registration System, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20060719-0087101** 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 2/1/07, 2/8/07, 2/15/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 1, 2007, 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 **James Roberts**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 63,001.00**; and

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

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of J.J. Holzapfel's Subdivision at Bordeaux, not of record, described according to survey made by Watkins and Murray, Surveyors, March 2, 1949 as follows: Beginning on the westerly margin of Hydes Ferry Road at the corner of Lot No. 21 and 22, said point also being 80 feet north of the northerly margin of Ashton Avenue; thence with the line between said two lots, westerly 180 feet; thence northwardly 76.15 feet to the southerly margin of Elizabeth Street; thence with Elizabeth Street, eastwardly 160 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction 31.42 feet to the westerly margin of said Hydes Ferry Road; thence with same southwardly 56.15 feet to the beginning.

Being the same property conveyed to Patricia L. Day unmarried on June 30, 1992 by deed of record in Book 8667, Page 262, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 8667 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 **James Roberts**, 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 1st day of March, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of March, 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: _____

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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 $ 63,001.00, 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 1st DAY OF MARCH 2007.

Notary Public

My Commission Expires: _____

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MSP No.: 648.0611508TN (Da
Lender Loan No.: 0004410106
Property Address: 3503 Hydes Ferry Road, Nashville, TN 37218
Tax Parcel ID No.: 69 - 16; 76.00

Mail Tax Notices To and Property Owner:
James Roberts
201 Thompsone Lane, Suite 200
Nashville, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 29,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15 DAY OF Mar 20 07
Deputy Register

7211