FILE NO.: 604.0709013TN\amp
LOAN NO.: 1044298604\CONV

Davidson County DEEDTRS
Recvd: 05/04/07 10:47 2 pgs
Fees:13.00 Taxes:276.09

20070504-0053698

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 June 10, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20040813-0098280, ("Deed of Trust")Bethany S. McGowan and James McGowan Jr. a/k/a James R. McGowan, Jr. conveyed to McMackin Title Company, 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, **Wells Fargo Bank National Association, as Trustee for First FranklinMortgage Loan Trust 2004-FFH3 by: Saxon Mortgage Services Inc. as its attorney-in-fact,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 20070330-0038181** 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 03/30/2007, 04/06/2007, 04/13/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 26, 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 **Wells Fargo Bank National Association, as Trustee for First FranklinMortgage Loan Trust 2004-FFH3 by: Saxon Mortgage Services Inc. as its attorney-in-fact**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $74,617.74; 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 Wells Fargo Bank National Association, as Trustee for First FranklinMortgage Loan Trust 2004-FFH3 by: Saxon Mortgage Services Inc.as its attorney-in-fact 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 **Wells Fargo Bank National Association, as Trustee for First FranklinMortgage Loan Trust 2004-FFH3 by: Saxon Mortgage Services Inc. as its attorney-in-fact**, 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, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 15 on the Crutcher Brother's Subdivision as of record in Book 161, Page 158, Register's Office for said County. Said Lot No. 15 fronts 50 feet on the westerly side of Pennock Street, and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Bethany S. Dennis, unmarried, by virtue of a Warranty Deed dated June 30, 1999, from Michael E. Thomas, unmarried, of record in Book, 11557, page 162, Register's Office for Davidson County, Tennessee. Bethany S. Dennis is now known as Bethany McGowan.

The last recorded Warranty Deed was filed of record at Instrument Number 20040813-0098279 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 **Wells Fargo Bank National Association, as Trustee for First FranklinMortgage Loan Trust 2004-FFH3**

by: Saxon Mortgage Services Inc. as its attorney-in-fact, 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 26th day of April , 2007

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of April, 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.

RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2008 GWINNETT COUNTY

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 $74,617.74, 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 26TH DAY OF APRIL 2007.

RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2008 GWINNETT COUNTY

Notary Public

My Commission Expires:

MSP No.: 604.0709013TN (M)
Lender Loan No.: 1044298604
Property Address: 1122 Penncock Avenue, Nashville, TN 37207
Tax Parcel ID No.: 082-03; 279.00

Mail Tax Notices To and Property Owner:

Saxon Mortgage/Fidelity National Foreclosure Solutions
4708 Mercantile Drive
Fort Worth, TX 76137