Davidson County DEEDTRS
Recvd: 05/15/07 11:52 2 pgs
Fees:13.00 Taxes:1780.50
20070515-0058122

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 31, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200606020064794, ("Deed of Trust"), Henry L. Young Jr. and Valerie Young conveyed to Forsyth Title and 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 Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200704160045178** 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 April 6, 13, and 20, 2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 3, 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 **LaVern Fross and Iva Fross**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 481,217.00**; and

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

A tract of land in the 4th Civil District of Davidson County, Tennessee described according to a survey made by Barge, Waggoner and Sumner, Inc. Engineers, dated December 2, 1969, as follows: Beginning at an existing iron pin in the northerly margin of the right-of-way for a proposed road, common corner of subject tract and the tract conveyed to Herman B. Wade, et ux by deed of record in Book 4185, page 808, Register's Office for said County; thence with the line between said two tract north 2 deg. 30' east 451.5 feet to an existing iron pin; thence north 89 deg. 21' east 151.00 feet to the westerly line of property conveyed to Evelyn H. and J.M. Turner by deed of record in Book 1515, page 9, said Register's Office; thence with the line between subject property and said Turner property south 2 deg. 42' 45" west 459.80 feet to an iron pin in the northerly margin of right-of-way for proposed road; thence with said margin north 87 deg. 30' west 149.20 feet to the point of beginning, containing 1.57 acres, more or less. Being the same property conveyed to Henry L. Young, Jr. by Warranty Deed from Linda M. Wood of record in instrument 200606020064793, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200606020064793 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 **LaVern Fross and Iva Fross**, 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 3rd day of May, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 3rd day of May, 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 $ 481,217.00, 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 3rd DAY OF MAY 2007.

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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MSP No.: 648.0708274TN (Young)
Lender Loan No.: 0014551808
Property Address: 447 Rolling Mill Road, Old Hickory, TN 37138
Tax Parcel ID No.: 064 - 02; 118.00

Mail Tax Notices To and Property Owner:
LaVern Fross and Iva Fross
9182 Fox Run Drive
Brentwood, TN 37027