Davidson County DEEDTRS
Recvd: 05/21/07 10:24 2 pgs
Fees:13.00 Taxes:328.02
20070521-0060118

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 March 30, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200604100040857, ("Deed of Trust"), Ontavia P. Wilson conveyed to Statewide 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 US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC3; and

WHEREAS, **US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070411-0043286** 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 04/13/2007, 04/20/2007, 04/27/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 10, 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 **We Buy Middle Tennessee, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 88,655.00**; and

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

Being all of unit #16, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.
Being a portion of the property conveyed to Signature Development, Inc. by deed from Michael G. Bollinger and wife, Sheila T. Bollinger, of record in Instrument No. 20020307-0028431, as corrected in Instrument No. 20030425-0056111, both of the Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all matters as shown on subdivision plan of record in Instrument No. 20021126-0146722; to Master Deed of record in Instrument No. 20020930-00118631, and in Instrument No.20040511-0053733; to By-Laws of record in Instrument No. 20020930-0118631; to an easement of record in Book 3843, Page 727; to a Stormwater Detention Agreement of record in Instrument No. 20021015-0126623; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropiate governmental body.
This is improved property known as 2940 Baby Ruth Lane #16, Antioch, Tennessee 37013.
Being the same property conveyed to Danielle Beach by limited Warranty Deed from Signature Development, Inc. dated 03-25-05 and filed for record 05-12-05 in Instrument No. 200505120053607, Register's Office for Davidson County, Tennessee.
Furthermore, being the same property conveyed to Ontavia P. Wilson by Warranty Deed Danelle Beach, unmarried dated 03/31/06 and filed for record on 4/10/06, in Instrument # 20060410-0040856, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200604100040856 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 **We Buy Middle Tennessee, LLC**, 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 10th day of May, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 10th 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.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Nov. 28, 2010

My Commission Expires: 11-28-2010

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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 $ 88,655.00, 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 10th DAY OF MAY 2007.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Nov. 28, 2010

My Commission Expires: 11-28-2010

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MSP No.: 353.0709919TN (Wilson)
Lender Loan No.: 2178883
Property Address: 2940 Baby Ruth Lane Unit# 16, Antioch, TN 37013
Tax Parcel ID No.: 163-11-0-E-043.00C0

Mail Tax Notices To and Property Owner:
We Buy Middle Tennessee, LLC
367 Riverside Dr. Ste 150
Franklin, TN 37064