Davidson County DEEDTRS
Recvd: 07/30/07 11:40 2 pgs
Fees:13.00 Taxes:51.80
20070730-0090028

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 November 24, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 11220, Page 773, ("Deed of Trust"), Barbara Malone F/K/A Barbara Wilson and Ernest Malone conveyed to Transcontinental Title, 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 TMS Mortgage Inc. dba The Money Store; and

WHEREAS, **HomEq Servicing Corporation f/k/a TMS Mortgage Inc. dba The Money Store,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20041213-0147792**, 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 02/15/2007, 02/22/2007, 03/01/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 8, 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 **Terrice Ramey**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 14,000.00**; and

WHEREAS, **Terrice Ramey** 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 **Terrice Ramey** 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 **Terrice Ramey**, 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 Davidson County, Tennessee, being the Westerly 10 feet of Lot No. 1 and the easterly 30 feet of Lot No. 2 or the Plan of S.A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.
Said westerly part of Lot No. 1 and easterly part of Lot No. 2 adjoin and front together 40 feet on the northerly side of Herman Street and run back between parallel lines, 150 feet to an alley, according to survey by Hickerson and Miller, Engineers, dated September 20, 1956.
Being the same property conveyed to Barbara Wilson by quitclaim deed from Nancy Cooper Frie Lee Wayne-Green and Diane Green dated May 8, 1989 and recorded in Book7843, page 70, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 7843, Page 70, 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 **Terrice Ramey**, 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 8th day of March, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 8th 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 [illegible] seal the day and year above written.

Notary Public

My Commission Expires:

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2009

****

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 $ 14,000.00, 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 8th DAY OF MARCH 2007.

Notary Public

My Commission Expires:

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2009

****

MSP No.: 560.A15557TN (M[illegible])
Lender Loan No.: 0040420614
Property Address: 1902 Heiman Street, Nashville, TN 37208
Tax Parcel ID No.: 81-15; 92.00

Mail Tax Notices To and Property Owner:
Terrice Ramey
1107 Gartland Avenue
Nashville, TN 37206