FILE NO.: 414.0713055TN\rmcgee
LOAN NO.: 0429146269\CONV-FN

Davidson County DEEDTRS
Recvd: 09/17/07 11:06 2 pg
Fees:12.00 Taxes:0.00
20070917-0110902

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 July 18, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060801-0093348, ("Deed of Trust")Eun Jeong Pyo conveyed to Atty Arnold M Weiss, 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, **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. 20070531-0064652** 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 8/3/07, 8/10/07, 8/17/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 30, 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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $181,872.25; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., his/her successors and assigns; 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 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 **Federal National Mortgage Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Taylorcraft Subdivision, of record in Book 8250, page 982, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof. Included in the above legal description, but expressly excluded here from is the following described tract of land: Beginning at the point of intersection of the existing northeast margin of S.R. 155 and the northwest boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-A of State Project 19076-2235-04); thence with said existing margin northwesterly 85 feet, more or less to a point; thence with the southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) north 33 degrees 10 minutes 47 seconds east 128.89 feet to a point, said point being 136.20 feet right of S. R. 155 proposed centerline station 492+95.42; thence with the proposed northeast margin of said road south 33 degrees 30 minutes 10 seconds east 85.89 feet to a point, said point being 131.53 feet right of S. R. 155 proposed centerline station 492+12.74; thence with said northwest boundary south 33 degrees 10 minutes 47 seconds west 125.73 feet to the point of beginning, containing 0.23 acres and being part of the same property conveyed by B.F. Taylor & Eric W. Taylor to Tyler R. Berlin & wife, Eun J. Berlin as of record in Instrument No. 20000315-0026700, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Eun Jeong Pyo by deed from Tyler R. Berlin & Eun Jin Berlin, 7/18/06 dated March 15, 2000, of record in Instrument No. 20060801-0093347 Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200608010093347 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 **Federal National Mortgage Association**, its successors and assignsforever, 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 30th day of August, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 30th day of August, 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 Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

NO TAX-GOVERNMENTAL AGENCY

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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 $0, 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 30TH DAY OF AUGUST, 2007.

Ronald Key
Notary Public

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

My Commission Expires: 11-28-2010

MSP No.: 414.0713055TN (Pyo)
Lender Loan No.: 0429146269
Property Address: 2524 Pennington Bend Road, Nashville, TN 37214
Tax Parcel ID No.: 062-01;40.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326