FILE NO.: 604.0513307TN\r
LOAN NO.: 0011687341\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 09/21/07 09:47 2 pgs
Fees:13.00 Taxes:471.75
20070921-0112872

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 2003 and recorded in the Register's Office of Davidson County, TN, at instrument 200310230157082, ("Deed of Trust")Tony Jaggers And Dee Ann Jaggers conveyed to Michael P. Davis, 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact; and

WHEREAS, **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech 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 200708280103082** 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 08/17/07, 08/24/07, 08/31/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 13, 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 **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech 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 $127,500.00; 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech 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 **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech 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:

Land in Davidson County, Tennessee, being Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Subdivision, Section One, of record in Book 1424, Page 6, Register's Office for said County and described as follows: Beginning at a point in the easterly margin of Florence Avenue at the corner of Lot Nos. 60 and 61; thence, with the line between said lots northeasterly 39.3 feet to a point; thence, with the line between Lot No. 60 and 69 and 70, northerly 109.2 feet to a point; thence, the common corner of Lot Nos. 59 and 60; thence, leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lots Nos. 59 and 60; thence, with the margin of Florence Avenue southeasterly 120 feet to the beginning. Being the same property conveyed to Tony Jaggers and wife, Dee Ann Jaggers by Warranty Deed dated 09/30/03 from Barry Preston Smith and wife, Kathleen A. Smith of record in Instrument Number 20031023-0157081, Register's OFfice for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at instrument 20031023-0157081 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 **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech 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 13th day of September, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 13th day of September, 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

NOTARY PUBLIC GWINNETT COUNTY, GA

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 $127,500.00, 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 13TH DAY OF SEPTEMBER 2007.

Ronald Key
Notary Public

NOTARY PUBLIC GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

MSP No.: 604.0513307TN (Jaggers)
Lender Loan No.: 0011687341
Property Address: 745 Florence Circle, Madison, TN 37115
Tax Parcel ID No.: 52-06;72.00

Mail Tax Notices To and Property Owner:

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