THIS INSTRUMENT PREPARED BY & RETURN TO:
PRIORITY TRUSTEE SERVICES OF TN, L.L.C.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 10/05/07 12:29 2 pgs
Fees:13.00 Taxes:259.37
20071005-0118975

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 7, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20060720-0087978, ("Deed of Trust"), Ena Darlene Lampley conveyed to Prestige 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 US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-AB3; and

WHEREAS, **US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-AB3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070912-0109302** 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 08/30/2007 09/06/2007, 09/13/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 20, 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 **Ron Reed**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 70,100.00**; and

WHEREAS, **Ron Reed** 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 **Ron Reed** 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 **Ron Reed**, 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 certain Condominium Apartment in Davidson County, Tennessee being Unit 146 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.
Being the same property conveyed to Ena Darlene Lampley by Deed dated 2/10/1987 in Book 7135 Page 478, Register's Office for Davidson County, TN.

The last recorded Warranty Deed was filed of record at Book No.7135, Page 478 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 **Ron Reed**, 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 20th day of September, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 20th 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.

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires:

****

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 $ 70,100.00, 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 20th DAY OF SEPTEMBER 2007.

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires:

****

MSP No.: 353.0719531TN (Lampley)
Lender Loan No.: 2657940
Property Address: 146 Westfield Drive, Nashville, TN 37221
Tax Parcel ID No.: 128-13-0-A;146.00

Mail Tax Notices To and Property Owner:
Ron Reed
5923 Post Road
Nashville, TN
37205