FILE NO.: 560.0719718TN\alk
LOAN NO.: 0323744581\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 10/11/07 10:28 2 pgs
Fees:13.00 Taxes:419.84
20071011-0120884

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 10, 2005, and recorded in the Register's Office of Davidson County, TN, at Instrument 20050216, Page 0017784, ("Deed of Trust"), Sabastian Mofor and Afor Mbanwi conveyed to Greg Voehringer, ESQ, 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 U.S. Bank National Association as Trustee; and

WHEREAS, **U.S. Bank National Association as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200709260114716, Page** , 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 08/31/2007, 09/07/2007, 09/14/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 27, 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 **U.S. Bank National Association as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 113,469.63; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Aurora Loan Servicing,** his/her successors and assigns;

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 U.S. Bank National Association as Trustee 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 **Aurora Loan Servicing,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being part of Lot No. 30 on The plan of Brownsville, as of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., and being particularly described as follows:
Said portion of Lot No. 30 begins at a point in the center of Chapel Avenue, 382.5 feet North of the Centerline of Straightway Avenue, said points also being the SW corner of this property; thence with the centerline of said Chapel Avenue, S 08 degrees W 54.3 feet to a point; thence S 82 degrees 33' E 173 feet to an iron pin; thence N 08 degrees E 52 feet to a post; thence S 83 degrees 19' W 173 feet to the point of beginning.
Being the same property conveyed to Sabastian Mofor and Afor Mbanwi by Warranty Deed from Teena Colebrook, unmarried, recorded the 14th day of June, 2004 in Instrument No. 20040614-0069900, in the Register's Office of Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200406140069900 , 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 the said **Aurora Loan Servicing,** his/her 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 27th day of September, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 27th 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
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires:_____

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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 $ 113,469.63, 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 27th DAY OF SEPTEMBER 2007.

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

Notary Public

My Commission Expires: _____

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MSP No.: 560.0719718TN (MBanwi)
Lender Loan No.: 0323744581
Property Address: 2412 Chapel Avenue, Nashville, TN 37206
Tax Parcel ID No.: 07214011300

Mail Tax Notices To and Property Owner:
Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
Default Cash/Suite 200
North Highlands, CA 95660