Davidson County DEEDTRS
Recvd: 10/25/07 10:59 2 pg:
Fees:13.00 Taxes:222.93
20071025-0126092

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 16, 2004, and recorded in the Register's Office of Davidson County, Tennessee, at instrument 200402250021265, ("Deed of Trust"), Vincent Phillips and Mary Phillips conveyed to Robert W. Rutherford of Davidson County, 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 Wells Fargo Bank, NA as Trustee; and

WHEREAS, **Wells Fargo Bank, NA as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070703-0079583** 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 05/18/2007, 05/25/2007, 06/01/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 12, 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 **Loretta Ellison**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 60,250.00**; and

WHEREAS, **Loretta Ellison** 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 **Loretta Ellison** 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 **Loretta Ellison**, 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 described as Lot No. 25 on the Plan of Cumberland Gardens, Section 6 as of record in Book 3106, Page 117, Register's Office for said County.

Being the same property conveyed to Grantors herein by Warranty Deed of even date being recorded simultaneously herewith in Instrument No. 20040225-0021264 Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 200402250021264 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 **Loretta Ellison**, 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 12th day of July, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of July, 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

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 $ 60,250.00, 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 12th DAY OF JULY 2007.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

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MSP No.: 560.0712727TN (Phillips)
Lender Loan No.: 0321366254
Property Address: 1720 Buchanan Court, Nashville, TN 37208
Tax Parcel ID No.: 081-10;14.00

Mail Tax Notices To and Property Owner:
Loretta Ellison
1717 Buchanan Court
Nashville, TN 37208