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

Davidson County DEEDTRS
Recvd: 10/31/07 09:46 2 pgs
Fees:13.00 Taxes:643.02
20071031-0128201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 4, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200610050124118, ("Deed of Trust"), Darlene Peters conveyed to Larry A. Weissman, 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 SUNTRUST MORTGAGE INC; and

WHEREAS, **SUNTRUST MORTGAGE INC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200709140110246** 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 8/31/2007, 9/7/2007, 9/14/2007, 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 **B&B Investment Properties of Brentwood**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 173,790.00**; and

WHEREAS, **B&B Investment Properties of Brentwood** 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 **B&B Investment Properties of Brentwood** 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 **B&B Investment Properties of Brentwood**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit 171 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest In common elements of 4505 Harding Road Homeowners' Association, as described In Book 5282, page 972, et. seq., said Register's Office. Said Unit Is also known as Apartment No. 171.

Being the same property conveyed to Jeffrey H. Cohen, unmarried by deed from Anne C. Ford, unmarried dated May 1,2006, of record in Instrument No. 20060509-0054293, Register's Office for Davidson County.
Tennessee; and further being the same property conveyed to Anne C. Ford, unmarried, by deed from Royal
Oaks Limited Partnership, dated May 9, 1978 of record in Book 5283, page 921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of even date and being recorded simultaneously herewith in Instrument No. 20061005-0124117 Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200610050124117 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 **B&B Investment Properties of Brentwood**, 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 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 of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires: _____

NOTARY PUBLIC Robin M. Walker DeKalb County, GA

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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 $ 173,790.00, 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 27th 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: _____

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MSP No.: 221.0718812TN (Peters)
Lender Loan No.: 0145792164
Property Address: 4505 Harding Pike #171, Nashville, TN 37205
Tax Parcel ID No.: 116-03-0-B;171.00

Mail Tax Notices To and Property Owner:
B&B Investment Properties of Brentwood
460 Franklin Rd.
Franklin,TN37069

NOTARY PUBLIC Robin M. Walker DeKalb County, GA