FILE NO.: 560.0712210TN\SBS
LOAN NO.: 0324735471\UNKNOWN

Davidson County DEEDTRS
Recvd: 11/05/07 10:16 2 pg
Fees:13.00 Taxes:307.17
20071105-0130093

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 22, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 200508260102158, ("Deed of Trust")Jama Watkins conveyed to American Title Company, Inc., 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 NATIONAL TRUST COMPANY AS TRUSTEE; and

WHEREAS, **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200706050066706** 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 05/11/2007, 05/18/2007, 05/25/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 28, 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 NATIONAL TRUST COMPANY AS TRUSTEE**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $83,019.46; 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 NATIONAL TRUST COMPANY 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 **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Property located at: 1131 Waggoner Court West, Davidson County, Nashville, TN 37214 AND: Land in Davidson County, Tennessee, being Lot No. 141-B, Zero Lot Division, Section 6, Patio Villa, as of record in Book 6250, Page 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds. Being the same property conveyed to Loretta Adair, unmarried by deed dated 04-08-99, from York Construction, LLC, filed for record on 04-09-99, in Book 11425, Page 272, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jama Watkins, unmarried, on 08/22/05, by deed from Loretta Adair, unmarried, filed for record on_____, in Instrument No. 20050826-0102157, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200508260102157 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 NATIONAL TRUST COMPANY AS TRUSTEE**, 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.

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IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 28th day of June, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 28th day of June, 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 this day and year above written.

Notary Public

My Commission Expires: _____

NO TAX – GOVERNMENTAL AGENCY

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MSP No.: 560.0712210TN (Watkins)
Lender Loan No.: 0324735471
Property Address: 1131 Waggoner Court West, Nashville, TN 37214
Tax Parcel ID No.: 108-03;175.00

Mail Tax Notices To and Property Owner:

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
Default Cash/Suite 200
North Highlands, CA 95660

STATE OF ~~TENNESSEE~~ Georgia COUNTY Dekalb

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $83,719.46, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of October, 2007

Notary Public