FILE NO.: 648.0713073TN\ALK
LOAN NO.: 0015272644\CONV

Davidson County DEEDTRS
Recvd: 11/07/07 12:39 2 pgs
Fees:13.00 Taxes:484.85
20071107-0131462

THIS INSTRUMENT PREPARED BY & RETURN TO:
Morris, Schneider & Prior, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 2006 and recorded in the Register's Office of Davidson County, TN, at instrument 200608030094488, ("Deed of Trust")Andrea Lynn Wilson and Troy A. Wilson conveyed to AllStar 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, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **instrument 200709260114663** 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 9/21/2007 9/28/2007 10/5/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 18, 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 **HSBC Mortgage Services, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $131,040.00; 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 HSBC Mortgage Services, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, LLC.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **HSBC Mortgage Services, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot # 62, Section One, Towne Village of the Country, of record in Plat Book 5200, pages 55 and 56, said Register's Office, to which plat reference is hereby made for a more complete description of said property. Being the same property conveyed to Andrea Lynn Wilson and spouse Troy A. Wilson by deed from Craig Gibbs dated 6/30/04 and recorded 7/06/07 in Instrument # 200407060079627, Register's Office for Davidson County, Tennessee. 3245 New Towne Rd, Antioch, TN 37013

The last recorded Warranty Deed was filed of record at instrument 200407060079627 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 **HSBC Mortgage Services, Inc.**, its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, LLC.**, 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, LLC.**, Substitute Trustee, has hereunto set his hand, this 18th day of October, 2007.

FILE NO.: 648.0713073TN\ALK
LOAN NO.: 0015272644\CONV

Priority Trustee Services of TN, LLC
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 18th day of October, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Priority Trustee Services of TN, LLC,** Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:_____



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STATE OF GEORGIA

COUNTY OF DEKALB

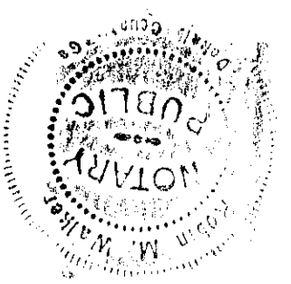
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,040.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18TH DAY OF OCTOBER 2007.

Notary Public

My Commission Expires: _____



MSP No.: 648.0713073TN (Wilson)
Lender Loan No.: 0015272644
Property Address: 3245 New Towne Road, Antioch, TN 37013
Tax Parcel ID No.: 15007006100

Mail Tax Notices To and Property Owner:

Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
2700 Sanders Road
Prospect Heights, IL 60070