Davidson County DEEDTRS
Recvd: 11/30/07 11:17 2 pgs
Fees:13.00 Taxes:471.75
20071130-0138984

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 July 14, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20060719-0087149, ("Deed of Trust"), Pamela Winters conveyed to American Title Company, 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 No. 200710170122943** 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 October 19, 26, and November 2, 2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 15, 2007, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A 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 **Andrew W. Regg IV**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 127,501.00**; and

WHEREAS, **Andrew W. Regg IV** 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 **Andrew W. Regg IV** 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 **Andrew W. Regg IV**, 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 Lot No. 61 on the final plat of Dry Creek Farms, Section 2, of record in Instrument No. 20040210045040, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Angela Sawyers, an unmarried person on 11/12/04 by deed from Beazer Homes Corp., a Tennessee Corporation and filed for record on 1/14/05 in Instrument No. 200501140005461, said Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Special Warranty Deed from Ivy Hill Properties, LLC, a Tennessee limited liability company, dated May 12, 2004 and filed for record on May 17, 2004 in Instrument No. 200405170057352, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Pamela Winters by deed dated 07/14/06, from Angela Sawyers, filed for record on _____, in Instrument No. 200607190087148, Book___, Page ___, Register' Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20060719-0087148 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 **Andrew W. Regg IV**, 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 15th day of November, 2007.

Dionne Simmons

PRIORITY TRUSTEE SERVICES OF TN, L.L.C.

Substitute Trustee

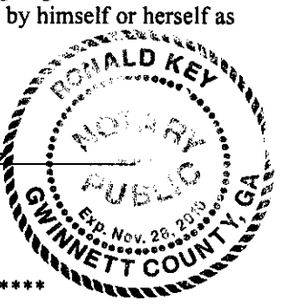
STATE OF GEORGIA
COUNTY OF DEKALB

On this 15th day of November, 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

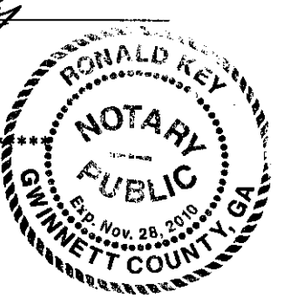
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 127,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dionne Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15th DAY OF NOVEMBER 2007.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010



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MSP No.: 604.0720938TN (Winters)
Lender Loan No.: 2000192281
Property Address: 122 Trellis Way, Goodlettsville, TN 37072
Tax Parcel ID No.: 033030B01800C0

Mail Tax Notices To and Property Owner:
Andrew W. Regg IV
1139 Kimberly Drive
Goodlettsville,TN37072