FILE NO.: 221.0719322TN\X
LOAN NO.: 0035810993\CONV-FN

Davidson County DEEDTRS
Recvd: 12/20/07 12:06 2 pgs
Fees:12.00 Taxes:0.00
20071220-0146096

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 March 24, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060328-0035254, ("Deed of Trust")Stacey L. Nickens 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, **SunTrust Mortgage,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200710010116397** 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 11/02/2007, 11/09/2007, 11/16/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 29, 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, 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 **SunTrust Mortgage**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $80,615.71; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Federal National Mortgage Association, Washington, D.C., his/her successors and assigns; 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 SunTrust Mortgage 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 **Federal National Mortgage Association**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being all of Lot No.4, Unit 1, on the plan of Phase Two, Condominium Site Plan, Section Three, Patio Villa, according to plat and survey appearing of record in Plat Book 5200, page 495, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Stacey L. Nickens unmarried by deed from Robert C. Bowker and wife, Celeste M. Bowker (f.k.a. Celeste M. Eakes, unmarried), dated March. 24th, 2006, appearing of record in Instrument Number 200603280035253, of the Register's Office of Davidson County, Tennessee. The conveyance is made subject to Master Deed and By-Laws contained in instrument of record in Record Book 5970, page 829, Re-recorded of record in Book 6014, page 978; Charter of Home Owners Association of record in Book 6031 page 493; Quit Claim Deed to Home Owners Association for Common Area of record in Book 6155, page 234; Rules and Regulations of record in Book 7266, page 827; Amendment to By-Laws of record in Book 6406, page 799; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 495; all of said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 20071009, Page 0120129 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 **Federal National Mortgage Association**, its successors and assignsforever, 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.

IN TESTIMONY WHEREOF, **PRIORITY TRUSTEE SERVICES OF TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 29th day of November, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 29th 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.

Notary Public

My Commission Expires: _____

No Tax

Governmental Agency

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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 $0, 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 29TH DAY OF NOVEMBER 2007.

Notary Public

My Commission Expires: _____

MSP No.: 221.0719322TN (Nickens)
Lender Loan No.: 0035810993
Property Address: 912 Patio Drive, Nashville, TN 37214
Tax Parcel ID No.: 108-03-0-A;001.00

Mail Tax Notices To and Property Owner:

Federal National Mortgage Association
East Paces Ferry Road
Atlanta, GA 30326