RT 8022

FILE NO.: 414.0621836TN\SBS
LOAN NO.: 0504415308\FHA

Davidson County DEEDTRS
Recvd: 09/30/08 10:34 6 pgs
Fees:32.00 Taxes:0.00
20080930-0099035

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

CROSS REFERENCE:
INST. # 20070711-0082514

This deed is being recorded to include Exhibit A & Exhibit B

CORRECTIVE SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 15, 2000 and recorded in the Register's Office of Davidson County, TN, at Instrument 200006210061619, ("Deed of Trust")Gregory London & Vester W. London conveyed to Denise Haraseviat, 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS; and

WHEREAS, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200612040148983** 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 07, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 200101080002472. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **GMAC Mortgage**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $83,802.41; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, 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 GMAC 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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

LAND IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER, ENGINEERS, APRIL 7, 1959 AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF HUFFINE STREET, NORTH 13 DEG. EAST 61 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SETH WALKER AND WIFE, BY DEED FROM LINE MAY MALONE AND HUSBAND, OR RECORD IN BOOK 2026 PAGE 241 REGISTER'S OFFICE FOR SAID COUNTY; THENCE PARALLEL WITH THE NORTHERN BOUNDARY LINE OF SAID WALKER PROPERTY SOUTH 76 DEG. EAST 164.3 FEET TO AN IRON PIN;THENCE NORTH 13 DEG. EAST 61 FEET TO AN IRON PIN; THENCE NORTH 76 DEG. WEST 164.3 FEET TO AN IRON PIN ON EASTERLY MARGIN OF SAID HUFFINE STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET SOUTH 13 DEG. WEST 61 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO GRANTOR OF EVEN DATED AND RECORDED SIMULTANEOUSLY HEREWITH.

The last recorded Warranty Deed was filed of record at Instrument 200006210061618 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 **Secretary of Housing and Urban Development,** Washington, D.C., his 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 24th day of September, 2008.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 24th day of September, 2008, 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

RONALD KEY NOTARY PUBLIC EXP. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

NO TAX – GOVERNMENTAL AGENCY

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MSP No.: 414.0621836TN (London)
Lender Loan No.: 0504415308
Property Address: 1428 Huffine Street, Nashville, TN 37216
Tax Parcel ID No.: 72-07;201.00

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Exhibit "A"

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on June 15, 2000, by Gregory London & Vester W. London to Denise Haraseviat, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument 200006210061619, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS; and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **June 7, 2007**, commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

LAND IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER, ENGINEERS, APRIL 7, 1959 AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF HUFFINE STREET, NORTH 13 DEG. EAST 61 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SETH WALKER AND WIFE, BY DEED FROM LINE MAY MALONE AND HUSBAND, OR RECORD IN BOOK 2026 PAGE 241 REGISTER'S OFFICE FOR SAID COUNTY; THENCE PARALLEL WITH THE NORTHERN BOUNDARY LINE OF SAID WALKER PROPERTY SOUTH 76 DEG. EAST 164.3 FEET TO AN IRON PIN;THENCE NORTH 13 DEG. EAST 61 FEET TO AN IRON PIN; THENCE NORTH 76 DEG. WEST 164.3 FEET TO AN IRON PIN ON EASTERLY MARGIN OF SAID HUFFINE STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET SOUTH 13 DEG. WEST 61 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR OF EVEN DATED AND RECORDED SIMULTANEOUSLY HEREWITH.

PROPERTY ADDRESS: 1428 Huffine Street, Nashville, TN 37216

CURRENT OWNER(S): Gregory London & Vester W. London

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. . Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Deed in favor of Nashville Housing Fund, Inc. for

$4157.45 filed 06-21-00 bk 200006210061620

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o Stephanie B. Solomon
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 414.0621836TN
Insertion Dates: 05/11/2007, 05/18/2007, 05/25/2007

MORRIS, SCHNEIDER & PRIOR, L.L.C.
ATTORNEYS AND COUNSELORS AT LAW
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

Exhibit "B"

May 7, 2007

VIA UPS TRACKING
1Z4X7Y680195163679

Area Director- Compliance
Attn: Technical Support- James Kelly
801 Broadway MDP 53
Nashville, TN 37203

INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
2007 MAY 11 PM 1:18

Re: **Notice of Federal Tax Lien**
MSP File Number: **414.0621836TN**
Lender Loan No.: **0504415308**
Name Per Client: **Gregory London & Vester W. London**
Property Address: **1428 Huffine Street**
Nashville, TN 37216

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that GMAC Mortgage LLC has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on June 7, 2007. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that ONE federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. .

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Gregory London 412-19-9476 . A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 65,056.01. Interest through the sale date is approximately $10,680.77. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter

and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
MORRIS, SCHNEIDER & PRIOR, L.L.C.

Stephanie B. Solomon

Enclosures
cc: GMAC Mortgage LLC