BILL GARRETT, Davidson County
Trans:T20130100832 DEEDTRS
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20131202-0122225

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:

Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 5, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20050512-0053638 ("Deed of Trust"), Benjamin Harper and Gina Harper conveyed to Heritage Title Services, as Trustee, in the amount of $88,277 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for First Horizon Home Loan Corporation 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 Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201310290112122 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 Note and 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 10/4/2013,10/11/2013,10/18/2013, in Nashville Ledger, by which advertisement the sale was held on October 31, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $30,000.00; and

WHEREAS, to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association 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 to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association 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 the The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot 77-B, Lakeside Woods, Sec 2, Zone Lot Division Lots 76, 77, 78, 80 as shown on plat of record in Plat Book 6900, Page 625, to which amends Book 6200, Page 461, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shirley M. Bosch, by Deed dated 7-31-91, of record in Book 8409, Page 589, in the Office of the Clerk of County, Tennessee. Being further conveyed to Benjamin Harper, a married man by Warranty Deed dated 04/05/05, of record in Instrument # 20050512-0053637, Register's Office for said county.

The last recorded Warranty Deed was filed of record at Instrument Number 20050512-0053637 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

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 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, by First Horizon Home Loans, a division of First Tennessee Bank National Association, 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 31st day of October, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 31st day of October, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, 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 Assistant Vice President of Priority Trustee Services of TN, LLC, 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 corporation 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: May 13, 2014

TAMISHA CADLETT NOTARY PUBLIC MY COMMISSION EXPIRES MAY 13, 2014 COBB COUNTY, GEORGIA

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STATE OF GEORGIA

COUNTY OF FULTON

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 $30,000.00, 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 31st day of October, 2013.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT NOTARY PUBLIC MY COMMISSION EXPIRES MAY 13, 2014 COBB COUNTY, GEORGIA

File No. 196613
Property Address: 103 Schooner Court, Hermitage, TN 37076
Tax Parcel ID No.: 086-13-0-015.00

Mail Tax Notices To and Property Owner:

NationStar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067
888-850-9398x3705

TAMISHA CADLETT NOTARY PUBLIC MY COMMISSION EXPIRES MAY 13, 2014 COBB COUNTY, GEORGIA