FILE NO.: 035.002495TN\adt
LOAN NO.: 011033914\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 01/18/02 13:40 2pgs
Fees:13.00 Taxes:840.33
20020118-0007903

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11142, Page 273, ("Deed of Trust"), Sandy Baek and Hong Baek conveyed to C. Thomas Cates, 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 Texas Commerce Bank N.A.; as Custodian; and

WHEREAS, **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, N.A., formerly known as Texas Commerce Bank National Association, as Custodian,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200201160006656,** 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 11/29/01, 12/6/01, 12/13/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 3, 2002, at the Main South entrance 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, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **W. Casey Reed**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 227,115.00**; and

WHEREAS, **W. Casey Reed** 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 **W. Casey Reed** 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 **W. Casey Reed**, 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. 37 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 536 and 537, Register's Office for said County, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11142, Page 270, 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 **W. Casey Reed**, his/her/their successors and assigns, 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 3rd day of January, 2002.

Priority Trustee Services of TN, LLC, Substitute Trustee

STATE OF GEORGIA
COUNTY OF COBB

On this 3rd day of January, 2002, 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.

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 9, 2002

Angelia D Thacker
Notary Public

My Commission Expires: _____

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STATE OF GEORGIA
COUNTY OF COBB

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 $ 227,115.00, 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 3rd DAY OF JANUARY 2002.

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 9, 2002

Angelia D Thacker
Notary Public

My Commission Expires: _____

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MSP No.: 035.002495TN (Back)
Lender Loan No.: 011033914
Property Address: 6312 Banbury Station, Brentwood, TN 37027
Tax Parcel ID No.: Map 172-9A Parcel 037.00

Mail Tax Notices To and Property Owner:
W. Casey Reed
211 Printer's Alley, Suite 400
Nashville, TN 37201