FILE NO.: 035.018794TN\blp
LOAN NO.: 011069126\CONV

Davidson County DEEDTRS
Recvd: 04/10/02 08:19 2pgs
Fees:13.00 Taxes:232.59

20020410-0043854

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 11392, Page 956, ("Deed of Trust"), Ralph E. Allen 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 Chase Bank of Texas, National Association (formerly named Texas Bank National Association), as Custodian; and

WHEREAS, **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, National Association,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20020215-0020181, Page** , 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 02/21/02, 02/28/02, 03/07/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 21, 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 **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, National Association**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 62,862.85; 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 JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce 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, L.L.C.,** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce 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:
Parcel 1: Land in the Tenth Civil District, all except the Southerly ten feet of Lot 29, on the Map of Moncrief Subdivision of the Allen Mathes lands, as shown by survey of Eric Drake, County Surveyor of Davidson County, Tennessee.
Said Northerly part of Lot No. 29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on the East Line 288.7 feet, and runs back on the West side 305.4 feet, and shows 53.7 feet on the back side, being the same property of record in Book 1082, Page 667, Register's Office for Davidson County, Tennessee.
Parcel 2:
Being the easterly 25 feet of Lot No. 30 of the Map of the Moncrief Subdivision of the Alan Mathes lands, as shown by survey of Eric Drake, County Surveyor for Davidson County,

Tennessee. Said 25 feet of Lot 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin. Being the same property conveyed to the within named grantors by deed of record in Book 10706, Page 562, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 10706, Page 559, 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 the said **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, National Association,** its successors and assigns forever, 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 21st day of March, 2002.

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

Substitute Trustee

STATE OF Georgia
COUNTY OF DeKalb

On this 21st day of March, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Joel Freedman, 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 Manager 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.

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 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 $ 62,862.85, 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 21st DAY OF MARCH 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.: 035.018794TN (Allen)
Lender Loan No.: 011069126
Property Address: 331 Moncrief Avenue, Goodlettsville, TN 37072
Tax Parcel ID No.: Parcel 211.00/Parcel 134.00 inactiv

Mail Tax Notices To and Property Owner:
Meritech Mortgage Services, Inc.
4708 Mercantile Drive North
Fort Worth, TX 76137