FILE NO.: 035.021776TN\blp
LOAN NO.: 011093913\CONV

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

Davidson County DEEDTRS
Recvd: 05/20/02 13:57 2pgs
Fees:13.00 Taxes:298.78
20020520-0061430

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 13, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11451, Page 93, ("Deed of Trust"), as re-recorded at Instrument # 20020313-0031615, aforesaid records, and Melinda F. Pike and Jesse C. Miller 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 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; 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 **Book 20020402-0039704, 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 04/11/02, 04/18/02, 04/25/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 9, 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 $ 80,750.00; 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:
Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Foundry Heights, Section I, as of record in book 3600,Page 16, Register's Office for Davidson County, Tennessee
Beginning at a point in the Northeasterly margin of Futura Drive at a common corner of Lots No. 17 and 18; thence Northeastwardly 100 feet to the common corner of said lots; thence Southeastwardly 92 feet to a point on the Northwesterly margin of Foundry Drive; thence along said margin 75 feet to the beginning of the curve; thence southwesterly 39.27 feet around said

curve to a point on the northeasterly margin of Futura drive; thence northwestwardly 67 feet along said margin of the point of beginning .

This is impoved property commonly known as 521 Foundry Drive, Nashville, Tennessee 37209. This being the same property conveyed to Melinda F. Pike and Jesse C. Miller from Terry Joe Scot, Omer Harold Mayo, Linda Hulburt, Jerry D. Mayo, Janie Mayo Johns and Tammy Mayo Sutherland, The heirs at law of Maggie Mal Mayo Kirby herein by deed date 04/29/96 and recorded 05/06/96 in Deed Book 10040 at page 430.

The last recorded Warranty Deed was filed of record at Book 10040, Page 430, 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 9th day of May, 2002.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 9th day of May, 2002, 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.

ANGELIA D. THACKER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 9, 2003

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 $ 80,750.00, 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 9th DAY OF MAY 2002.

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

Notary Public

My Commission Expires:

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MSP No.: 035.021776TN (Pike)
Lender Loan No.: 011093913
Property Address: 521 Foundry Drive, Nashville, TN 37209
Tax Parcel ID No.: 90-12; 310.00

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