FILE NO.: 035.024123TN\blp
LOAN NO.: 011113659\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: 06/28/02 14:33 2pgs
Fees:13.00 Taxes:247.33
20020628-0078383

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 18, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11551, Page 472, ("Deed of Trust"), Shelia D. Nixon conveyed to K. Thomas Sidwell, 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 f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian; and

WHEREAS, **JPMorgan Chase Bank f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20020507-0055844, 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 05/16/02, 05/23/02, 05/30/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 13, 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 f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 66,845.05; 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 f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian 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 f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being the westerly one-half of Lot No.32 on the Map of Sharpe and Horns 4th Addition to Nashville, of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.
Said part of said Lot No. 32 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel line 160 feet to an alley.
Being the same property conveyed to Shelia Nixon, unmarried by Deed from Robert Braswell. of record in Book 11551, page 469, Register's Office for Davidson County, Tennessee.
Subject to a Partial Release of Certain Land - Parcel Tract No 121, Map 72-13, Parcel No. 320 Recorded on 7/14/00 at Instrument # 200007140069921.

RIGHT OF WAY - Beginning at a point on the north boundary of Parcel 320 of Map 72-13 and at approximate Station 70+94 of Project 86-R-5 - Douglas Avenue; thence with a curve to the left having a central angle of 91 deg. 43 mins. 40 secs. and a radius of 20.00 feet. 32.02 feet along the curve to the right-of-way of Emmett Avenue; thence with the right-of-way of Emmett

Avenue N 03 deg. 56 mins. 43 secs. E 20.61 foot to the right-of-way of Douglas Avenue; thence with said right-of-wat S 84 deg. 19 mins, 35 secs. E 20.61 feet to the point of beginning. Containing 92.06 square feet.

The last recorded Warranty Deed was filed of record at Book 11551, Page 469, 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 f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A., f/k/a Texas Commerce Bank, N.A., as Custodian,** 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 13th day of June, 2002.

Dionne Simmons

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 13th day of June, 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.

Notary Public

My Commission Expires: March 2nd 2004

WHITNEY C. FAIR
Notary Public Douglas County GA
My Commission Expires March 2nd 2004

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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 $ 66,845.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dionne Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 13th DAY OF JUNE, 2002.

Notary Public

My Commission Expires: March 2nd 2004

WHITNEY C. FAIR
Notary Public Douglas County GA
My Commission Expires March 2nd 2004

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MSP No.: 035.024123TN (Nixon)
Lender Loan No.: 011113659
Property Address: 914 Douglas Avenue, Nashville, TN 37207
Tax Parcel ID No.: 72-13; 320.00
Mail Tax Notices To and Property Owner:
Saxon Mortgage Services, Inc.
4708 Mercantile Drive North
Fort Worth, TX 76137