FILE NO.: 382.0300389TN\jfd
LOAN NO.: 0434561320\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: 03/17/03 14:12 2pgs
Fees:13.00 Taxes:383.88
20030317-0035206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 23, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument 20020830-0105580, ("Deed of Trust"), Mark Dwayn Sullivan conveyed to Lenders Express Title, 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 JP Morgan Chase Bank As Trustee; and

WHEREAS, **JP Morgan Chase Bank As Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20030207-0017026** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 1/30/03, 2/6/03, 2/13/03, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 27, 2003, at the Main South entrance in Nashville, Davidson County, TN, 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 **JP Morgan Chase Bank As Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 103,751.20; 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 JP Morgan Chase Bank As Trustee 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 **JP Morgan Chase Bank As Trustee,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:
Being Lot Number 12, on the Plan of Morgan Estates, Section 2, as shown by plat of record in Plat Book 5200, incorrectly referenced as 52 on Deed of Trust, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Mark D. Sullivan and Anita M. Sullivan by Deed from W. C. Allen & Associates, Inc. dated 12/26/91, recorded 06/13/92, of record in Deed Book 8526, Page 506, Register's Office for Montgomery County, Tennessee.
Being the same property conveyed to Mark Dwayne Sullivan by Quitclaim Deed from Anita M. Sullivan, dated 02/23/94, re-recorded on 03/01/94 in Book 9263, Page 503, of the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument9263 in the Register's Office of Davidson County, TN.

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 **JP Morgan Chase Bank As Trustee,** 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 27th day of February, 2003.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 27th day of February, 2003, 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: 2/23/07

JEAN DENNY NOTARY PUBLIC GWINNETT COUNTY, GA COMM. EXP. 2-23-07

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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 $ 103,751.20, 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 27th DAY OF FEBRUARY 2003.

Notary Public

My Commission Expires: 2/23/07

JEAN DENNY NOTARY PUBLIC GWINNETT COUNTY, GA COMM. EXP. 2-23-07

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MSP No.: 382.0300389TN (Sullivan)
Lender Loan No.: 0434561320
Property Address: 6125 Clarkesville Pike, Joelton, TN 37080
Tax Parcel ID No.: 21-00;292.00
Mail Tax Notices To and Property Owner:
Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120