FILE NO.: 604.0308706TN\jam
LOAN NO.: 0011184248\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: 05/20/04 09:39 2pgs
Fees:13.00 Taxes:119.51
20040520-0059216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 10, 1999, and recorded in the Register's Office of Davidson County, TN, at Book 11676, Page 36, ("Deed of Trust"), Frances L. Thomas conveyed to Mary Frances Rudy, 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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact; 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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument: 20040510-0052871, 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 04/08/04, 04/15/04 and 04/22/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 29, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center 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, Higgins, Himmelberg & Piliponis, P.L.L.C., 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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 32,300.00; 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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact 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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Tract I: Land in Davidson County being which is southerly 25 foot of the westerly 125 feet of Lot No. 187 on the Plan of Nashville Heights, as of record in Book 332, page 127, Register's Office for said County. Said part of Lot 187 fronts 25 feet on the easterly side of Newton Avenue and extends between parallel lines 125 feet to a dead line. Being the same property conveyed to Myrtle Hampton by deed from James A. Carney and wife, Edith A. Carney, as of record in Book 4503, page 995, Register's Office for Davidson County, Tennessee. Tract II: A tract or parcel of land located in Davidson County, Tennessee and being the westerly 125 feet of the northwesterly part of Lot 187, on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee. Said part of Lot No. 187 fronts 25 foot on the easterly side of Newton Avenue and

runs back between parallel lines, 125 feet to a dead line, measuring 25 feet thereon. Being the same property conveyed to Myrtle Hampton by deed from Lee W. Richardson and Mildred B. Porter, as of record in Book 5247, Page 451, re-recorded in Book 5376, page 893, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 6079, Page 811, 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 **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, N.A. as Trustee and Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc.as its attorney-in-fact,** 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 29th day of April, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th day of April, 2004, 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.

GERMAINE DUNCAN NOTARY PUBLIC EXPIRES GEORGIA SEPT. 21, 2007 CLAYTON COUNTY

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 $ 32,300.00, 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 29th DAY OF APRIL 2004.

GERMAINE DUNCAN NOTARY PUBLIC EXPIRES GEORGIA SEPT. 21, 2007 CLAYTON COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 604.0308706TN (Thomas)
Lender Loan No.: 0011184248
Property Address: 512 Newton Street, Nashville, TN 37209
Tax Parcel ID No.: 91-14; 8.00

Mail Tax Notices To and Property Owner:
Saxon Mortgage/Fidelity National Foreclosure Solutions
1270 Northland Drive, Suite 200
Mendota Height, MN 55120