FILE NO.: 353.0402164TN\jam
LOAN NO.: 0000796236\CONV

Davidson County DEEDTRS
Recvd: 06/18/04 09:32 5pgs
Fees:28.00 Taxes:764.05
20040618-0072245

THIS INSTRUMENT PREPARED
BY & RETURN TO:
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 October 26, 1997, and recorded in the Register's Office of Davidson County, TN, at Book 10666, Page 845, ("Deed of Trust"), Steven H. Hall and Daisy M. Hall conveyed to Wesley D. Turner, 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 for the GSRPM Mortgage Loan Trust 2003-1; and

WHEREAS, **JP Morgan Chase Bank as Trustee for the GSRPM Mortgage Loan Trust 2003-1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20040223-0020154**, 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 04/22/04, 04/29/04 and 05/06/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 20, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20040218, Page 0018770. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 **JP Morgan Chase Bank as Trustee for the GSRPM Mortgage Loan Trust 2003-1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 226,000.00; 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 JP Morgan Chase Bank as Trustee for the GSRPM Mortgage Loan Trust 2003-1 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 for the GSRPM Mortgage Loan Trust 2003-1,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Plan of Robert Young Farm, as of record in Book 421, page 140, Register's Office for Davidson County, Tennessee, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows: Beginning at a railroad spike in the center of Pennington Bend Road, said railroad spike being south 74 degrees 53 minutes East 230 feet from the northeast corner of the M.C. McCauley Property, of record in Book 587, page 609, said Register's Office; thence south 11 degrees 00 minutes West 576 feet to an iron pin; thence south 77 degrees 23 minutes East 235 feet to an iron pin; thence north 11 degrees 00 minutes East 554 feet to the center of Pennington Bend Road; thence with the center of the same north 74 degrees 53 minutes West 235 feet to the beginning, containing 3.1 acres, more or less. This being the same property conveyed to Steven H. Hall and Daisy M. Hall from Virginia A. Webb Parker and Roy Parker herein by deed dated 09/23/94 and recorded 09/30/94 in Deed Book 9480 at Page 196.

The last recorded Warranty Deed was filed of record at Book 9480, Page 196, 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 for the GSRPM Mortgage Loan Trust 2003-1,** 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 20th day of May, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 20th day of May, 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.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

Robin M Walker
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 $ 206,500.00, 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 20th DAY OF MAY 2004.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

Robin M Walker
Notary Public

My Commission Expires: _____

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**MSP No.: 353.0402164TN (Hall)**
**Lender Loan No.: 0000796236**
**Property Address: 2612 Pennington Bend Road, Nashville, TN 37214**
**Tax Parcel ID No.: 62-00;75.00**

Mail Tax Notices To and Property Owner:
Wilshire Credit Corporation/FNFS
1270 Northland Drive, Suite 200
Mendota Height, MN 55120

EXHIBIT A

**SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on October 26, 1997, by Steven H. Hall and Daisy M. Hall to Wesley D. Turner, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Book 10666, Page 845, ("Deed of Trust"); and

**WHEREAS**, the beneficial interest of said Deed of Trust was last transferred and assigned to JP Morgan Chase Bank as Trustee for the GSRPM Mortgage Loan Trust 2003-1; and

**WHEREAS**, JP Morgan Chase Bank as Trustee for the GSRPM Mortgage Loan Trust 2003-1, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

**NOW, THEREFORE**, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on **Thursday, May 20, 2004**, commencing at at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Plan of Robert Young Farm, as of record in Book 421, page 140, Register's Office for Davidson County, Tennessee, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows: Beginning at a railroad spike in the center of Pennington Bend Road, said railroad spike being south 74 degrees 53 minutes East 230 feet from the northeast corner of the M.C. McCauley Property, of record in Book 587, page 609, said Register's Office; thence south 11 degrees 00 minutes West 576 feet to an iron pin; thence south 77 degrees 23 minutes East 235 feet to an iron pin; thence north 11 degrees 00 minutes East 554 feet to the center of Pennington Bend Road; thence with the center of the same north 74 degrees 53 minutes West 235 feet to the beginning, containing 3.1 acres, more or less. This being the same property conveyed to Steven H. Hall and Daisy M. Hall from Virginia A. Webb Parker and Roy Parker herein by deed dated 09/23/94 and recorded 09/30/94 in Deed Book 9480 at Page 196.

**PROPERTY ADDRESS:** 2612 Pennington Bend Road, Nashville, TN 37214

**CURRENT OWNER(S):** Steven H. Hall and Daisy M. Hall

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

In addition, this sale shall be subject to the right of redemption by the **TENNESSEE DEPARTMENT OF REVENUE, TAX ENFORCEMENT DIVISION,** pursuant to T.C.A. 67-1-1433(c)(1) by reason of the following tax lien(s) of record in: Instrument 20040218-0018770. Notice of the sale has been given to the State of Tennessee in accordance with T.C.A. 67-1-1433(b)(1).

**SUBORDINATE LIENHOLDERS:** Long Beach Mortgage Co and Ameriquest Mortgage & First Family Financial

**OTHER INTERESTED PARTIES:** N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned

will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Priority Trustee Services of TN, L.L.C., Substitute Trustee
c/o James A. Mark
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341
(770) 234-9181 (ext. 1410)
MSP File No.: 353.0402164TN
Insertion Dates: 04/22/04, 04/29/04 and 05/06/04

EXHIBIT B

REVENUE ENFORCEMENT DIVISION

PHIL BREDESEN
Governor

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

LOREN L. CHUMLEY
Commissioner

April 22, 2004

James A Mark
Morris, Schnedier & Prior
3300 N E Expressway, Bldg 8
Atlanta, GA 30341

Re: Foreclosure Sale of Property Owned by: **Steven Hall (Daisy M Hall)**
Entity Number: **002 473668641**

Dear Mr Mark:

This is in reference to your letter dated April 20, 2004 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **May 20, 2004** is **$6,122.50**.

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (closing statement), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tallas

Becky Tallas, Supervisor
Special Procedures Section
Revenue Enforcement Division

BT/rp

c: *file*