FILE NO.: 382.0415693TN\mjg
LOAN NO.: 0434944773\CONV

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

Davidson County DEEDTRS
Recvd: 11/16/04 08:14 2pgs
Fees:13.00 Taxes:147.28
20041116-0137138

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 4, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20021115-0141711, ("Deed of Trust"), Charles Holland and Valencia Perkins conveyed to E. Keith Bell, 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, **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 No. 20041008-0121936** 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 10/07/04, 10/14/04 and 10/21/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 4, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center 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, 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**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 39,804.94; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **JPMorgan Chase Bank As Trustee,** his/her successors and assigns;

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 **JPMorgan Chase Bank As Trustee,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows, to-wit: Being part of Lot No. 119 on the map of Cobb's Subdivision of Lot No. 6 of the Harding's Bosley tract, as of record in Book 161, Page 155 register's office of Davidson County, Tennessee. Said part of said Lot No. 119 begins at a point on the line of said lot on Santri Avenue (formerly Rose Street) 26.94 feet west of 24th Avenue, North and runs thence west along Santi Avenue (formerly Rose Street) 126.29 feet to an iron pin at the corner of an alley; thence south along the easterly side of said alley 87 feet to an iron pin; thence easterly along the southerly line of said Lot 119, 123.65 feet to an iron pin (said Iron pin being 26.35 feet south from 24th Avenue North) thence in a southerly direction 80.26 feet to the point of beginning. Included in the foregoing, but expressly excluded from this conveyance is at the following described tract or parcel. Beginning at a point on the southerly margin of Santi Avenue (formerly Rose Street) which point is 83.94 feet west of the southwest corner of the intersection of Santi Ave, (formerly Rose Street) and 24th Avenue, North thence in westerly direction along said Santi Avenue (formerly Rose Street) 70.25 feet to the margin of a 15 foot alley; thence in a southerly direction with the easterly margin of said alley a distance of 87 feet to a point being the common corner of Lots Nos. 119 and 120 on said plan thence in an easterly direction with the dividing line between Lots 119 and 120 a distance of 62.65 feet to a point thence north 10 degrees west a distance of 73 feet to the point of beginning. Being the same property conveyed to Charles W. Holland, Sr. from Joeseph D. Davis by Deed dated August 27, 2001 of record in Instrument No. 20010910-0097608, said Register's Office and being the same property conveyed to Joseph D. Davis by Community Bank and Trust by Deed recorded February 23, 1990, of record Book 8051, page 217, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 200109100097608 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 As Trustee,** his/her 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 4th day of November, 2004.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 4th day of November, 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.

Notary Public

My Commission Expires:

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

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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 $ 39,804.94, 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 4th DAY OF NOVEMBER 2004.

Notary Public

My Commission Expires:

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

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MSP No.: 382.0415693TN (Perkins)
Lender Loan No.: 0434944773
Property Address: 2401 Santi Avenue, Nashville, TN 37208
Tax Parcel ID No.: 81-10;206.00

Mail Tax Notices To and Property Owner:
Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120