Tennessee
Map: #172-1-A-94CO

Stacy Lee
EQUITY ONE: #0000127850

Davidson County DEEDTRS
Recvd: 12/13/04 09:08 2pgs
Fees:13.00 Taxes:1028.97
20041213-0147614

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 2001, and recorded in REGISTER'S INSTRUMENT: #20011004-0108073, in the Register's Office of Davidson County, Tennessee, Janice Lee and Husband Stacy Lee, conveyed to Middle Tennessee Escrow Company, LLC, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument: #20040220-0019593 AND RE-RECORDED IN REGISTER'S INSTRUMENT: #20041103-0132417, in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 30, 2004, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale JPMORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE PASS THROUGH CERTIFICATE SERIES #2002-2, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED SEVENTY EIGHT THOUSAND ONE HUNDRED DOLLARS AND 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE PASS THROUGH CERTIFICATE SERIES #2002-2 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JPMORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE PASS THROUGH CERTIFICATE SERIES #2002-2, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in NASHVILLE, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 94, ON THE PLAN OF COPPERFIELD REVISED, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6900, PAGES 555 THRU 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID LOT NO. 94 FRONTS 91.09 FEET ON THE NORTH SIDE OF TROTWOOD DOWN AND GOES BACK BETWEEN LINES 116.73 FEET ON THE WEST LINE AND 110.00 ON THE EAST TO A LINE IN THE REAR MEASURING 52.48 FEET THEREON.

SUBJECT TO ALL CONDITIONS, RESTRICTIONS, EASEMENTS, AND ALL OTHER MATTERS OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JANICE LEE AND HUSBAND, STACEY LEE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #11713, PAGE: #412, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto JPMORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE ABS, INC. MORTGAGE PASS THROUGH CERTIFICATE SERIES #2002-2, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	32.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	277,263.00
	$278,100.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on November 30, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 30, 2004 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
72 TROTWOOD DOWN
BRENTWOOD, TENNESSEE 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

JPMORGAN CHASE BANK, AS TRUSTEE
C/O EQUITY ONE, INC.
301 LIPPINCOTT DRIVE
MARLTON, NJ 08053

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS
ATTORNEY AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103

RETURN TO: →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 278,100.00
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
Nov. 30 20 04
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08