23507

Book 93

Davidson County DEEDTRS
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FILE NO.: 035.002495TN\ACC
LOAN NO.: 011033914\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Cross Reference Deed recorded:
Instrument No. 200201180007903
Davidson County, Tennessee Records

CORRECTIVE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 1998 and recorded in the Register's Office of Davidson County, TN, at Book 11142, Page 273, ("Deed of Trust")Sandy Baek and Hong Baek conveyed to C. Thomas Cates, 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 Texas Commerce Bank N.A.; as Custodian; and

WHEREAS, **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, N.A., formerly known as Texas Commerce Bank National Association, as Custodian,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20011119-0126419** 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 11/29/01, 12/6/01, 12/13/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 03, 2002, 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, 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 **W. Casey Reed**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 227,115.00**; and

WHEREAS, **W. Casey Reed** has/have 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 **W. Casey Reed** 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 **W. Casey Reed**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN;

Land in Davidson County, Tennessee, being Lot No. 37 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 536 and 537, Register's Office for said County, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11142, Page 270 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 **W. Casey Reed**, his/her/their

****This instrument is being rerecorded to correct the reference to the appointment of Substitute Trustee's Deed and the acknowledgment, and to add an affidavit as an exhibit. ("A")**

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 3rd day of January, 2002.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 3rd day of January, 2002, 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 , and who acknowledged that she is the Vice President of **Priority Trustee Services of TN, L.L.C, as** Substitute Trustee, and that she, as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of **Priority Trustee Services of TN, L.L.C** , as Substitute Trustee, by herself as such Vice President.

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

AMY CANADA NOTARY PUBLIC GEORGIA AUG. 2, 2005 FULTON 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 ~~$227,115.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Tax paid on original deed recorded as Instr. No. 200201180007903, RODC, TN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 03RD DAY OF JANUARY 2002.

AMY CANADA NOTARY PUBLIC GEORGIA AUG. 2, 2005 FULTON COUNTY

Notary Public

My Commission Expires: _____

MSP No.: 035.002495TN (Bac
Lender Loan No.: 011033914
Property Address: 6312 Banbury Station, Brentwood, TN 37027
Tax Parcel ID No.: Map 172-9A Parcel 037.00

Mail Tax Notices To and Property Owner:
W. Casey Reed
211Printer's Alley, Suite 400
Nashville, TN 37201

Exhibit "A"

This instrument prepared by:
Mudter, Morgan & Patterson, Attys.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

AFFIDAVIT

STATE OF TEXAS
COUNTY OF Tarrant

Anna Goodpaster, Assistant Vice President of Saxon Mortgage Services, Inc. attorney-in-fact for JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, being duly sworn, makes oath that the following statements are true to the best of her knowledge, information and belief:

That on November 6, 2001, Chase Manhattan Bank, as owner and holder of the promissory note secured by the deed of trust executed by Sandy Baek and Hong Baek, of record in Book 11142, page 273, Register's Office for Davidson County, TN, executed an Appointment of Substitute Trustee, naming Priority Trustee Services of TN, L.L.C. as Substitute Trustee, effective November 6, 2001, which instrument was recorded as Instrument No. 20011119-0126419, said Register's Office;

That on the same date JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, executed an Appointment of Substitute Trustee, naming Clifton E. Darnell as Substitute Trustee, effective November 6, 2001, which instrument was recorded as Instrument No. 20020116-0006656, said Register's Office;

That it was the intent of Chase Manhattan Bank and JPMorgan Chase Bank to appoint Priority Trustee Services of TN, L.L.C. as Substitute Trustee, effective November 6, 2001, and that the appointment of Clifton E. Darnell as Substitute Trustee was in error; and

That JPMorgan Chase Bank ratifies the appointment by The Chase Manhattan Bank of Priority Trustee Services of TN, L.L.C. as Substitute Trustee, effective November 6, 2001.

JPMorgan Chase Bank, formerly known as
The Chase Manhattan Bank by: Saxon Mortgage
Services, Inc its' attorney-in-fact

By: Anna Goodpaster
Anna Goodpaster, Assistant Vice President

Subscribed and sworn to before me this 30 day of November, 2004.

Regina Alexander
Notary Public

My commission expires 7-29-07

REGINA C. ALEXANDER
Notary Public, State of Texas
My Commission Expires 07-29-07

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna Goodpaster, with whom I am personally acquainted, and who acknowledged that she is the Assistant Vice President of Saxon Mortgage Services, Inc. attorney-in-fact for JPMorgan Chase Bank, and that she as such Assistance Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, ~~by herself~~ as Attorney-in-fact.

Witness my hand and seal in Tarrant, Texas, this 30 day of November, 2004.

Regina Alexander
Notary Public

My commission expires 7-29-07

REGINA C. ALEXANDER
Notary Public, State of Texas
My Commission Expires 07-29-07