Davidson County DEEDTRS
Recvd: 01/28/05 09:27 2 pg
Fees:13.00 Taxes:326.34
20050128-0010418

Tennessee
Map: #165-14-75

Cheryl Nuckols
EQUITY ONE: #0000129954

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 2001, and recorded in REGISTER'S INSTRUMENT: #20020116-0006737, in the Register's Office of Davidson County, Tennessee, Cheryl Nuckols, a Single Woman, conveyed to Castleman & McMackin, 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: #20030115-0006494 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 January 18, 2005, 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 ON BEHALF OF EQUITY ONE ABS INC. MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2002-2 TO POPULAR FINANCIAL SERVICES, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY EIGHT THOUSAND TWO 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 ON BEHALF OF EQUITY ONE ABS INC. MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2002-2 TO POPULAR FINANCIAL SERVICES of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JPMORGAN CHASE BANK, AS TRUSTEE ON BEHALF OF EQUITY ONE ABS INC. MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2002-2 TO POPULAR FINANCIAL SERVICES, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in ANTIOCH, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF PEPPERTREE FOREST SUBDIVISION, REVISED, SECTION I, OF RECORD IN PLAT BOOK 6900, PAGE 973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

CHERYL NUCKOLS, A SINGLE WOMAN, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20020116-0006736, 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 ON BEHALF OF EQUITY ONE ABS INC. MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2002-2 TO POPULAR FINANCIAL SERVICES, its successors and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	87,383.00
	$88,200.00

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 Valerie Ann Spicer, Substitute Trustee, has on January 18, 2005 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 18, 2005 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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.

Brenda L. Doyle
NOTARY PUBLIC

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

My Commission Expires: 9-17-08

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4772 Greystone Street
Antioch, TENNESSEE 37013

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

RETURN TO:→

Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 88,200.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF
Jan. 18 2005
NOTARY PUBLIC Brenda L. Doyle
MY COMMISSION EXPIRES 9-17-08

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