RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ernestjean C. Jones

GRANTEE(s)
JP Morgan Chase Bank

Davidson County DEEDTRS
Recvd: 02/16/05 10:28 3 pgs
Fees:18.00 Taxes:240.50
20050216-0017565

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2000 and recorded May 31, 2000, as Instrument No. 200005310053821 in the Register's Office of Davidson County, Tennessee, Ernestjean C. Jones conveyed to John Lowe 405 Two Mile Parkway Goodlettsville, TN 37072, as Trustee for EquiCredit Corporation of America, 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 has appointed **ROBERT M. WILSON, JR.** as Successor Trustee by instrument of record recorded on February 7, 2005 as Instrument No. 20050207-0014295 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on February 9, 2005 at the Gaylord Entertainment Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JP Morgan Chase Bank, at and for the sum of $65,000.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by JP Morgan Chase Bank of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said JP Morgan Chase Bank, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 7 on the Plan of Hamilton's Subdivision of Lot Number 15 and Resubdivision of parts of Lot Numbers 11, 12, and 13 of the Horton Property, as of record in Book 974, Page 91, Register's Office for said County, described as follows: Beginning at the Northeast corner of Stewart Place and Wedgewood Avenue; thence with the Northeasterly margin of said Avenue, Southeastwardly 175 feet, more or less, to the Southwest corner of Lot Number 6; thence with the Westerly line of Lot Numbers 6 and 5, Northwardly 97 feet 10 inches to the Southerly margin of an alley; thence with said alley Westwardly 150 feet, more or less, to the Easterly margin of said Place, thence with said Place Southwardly 14 feet to the beginning. Being the same property conveyed to Ernestjean C. Jones by Warranty Deed from Pete Page, dated September 29, 1995, recorded October 5, 1995, Book 9818, Page 780, Register's Office for Davidson County, Tennessee. This is improved property commonly known as 1816 Stewart Place, Nashville, Tennessee 37203 and is also known as 652 Wedgewood Avenue, Nashville, Tennessee 37203.
>
> Commonly known as: 652 Wedgewood Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto JP Morgan Chase Bank, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 9 day of February, 2005.

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robert M. Wilson, Jr. , as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of February, 2005.

Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC MY COMM. EXP. 09-25-12 PULASKI CO., ARKANSAS

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robert M. Wilson, Jr., as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of February, 2005.

Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC MY COMM. EXP. 09-25-12 PULASKI CO., ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank
500 Enterprise Road
Suite 150
Horsham, PA 19044

Parcel No. 101-11-0 073.00

DSTDeedforPMI_MSobanski_050209_1530

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388