Davidson County DEEDTRS
Recvd: 03/09/05 14:10 3 pgs
Fees:18.00 Taxes:749.25
20050309-0026320

Tennessee
Map: #33-14-99

Alshendo Brown
HFN: #0434942231

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 18, 2002, and recorded in REGISTER'S INSTRUMENT: #20021030-0132947, in the Register's Office of Davidson County, Tennessee, Alshendo Brown and Wife, Belinda Brown, conveyed to Mary L. Aronov, Esquire, 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: #20040123-0008861, 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 March 1, 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, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED TWO THOUSAND FIVE 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 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, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in GOODLETTSVILLE, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

ALSHENDO BROWN AND WIFE, BELINDA BROWN, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20001208-0121304, 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, with full power in trustee to sell, mortgage, lease, convey, or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition, and unto the successors and assigns of the said trustee 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	27.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	201,668.00
	$202,500.00

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 March 1, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 1, 2005 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

My Commission Expires: 9-17-08

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

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
305 Green Acres Drive
Goodlettsville, TENNESSEE 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

JPMORGAN CHASE BANK AS TRUSTEE
C/O HOMECOMINGS FINANCIAL NETWORK
9350 WAXIE WAY
SAN DIEGO, CA 92123

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
$ 202,500.00
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
March, 20 05

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-17-08

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

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 112 on the Plan of Pleasant Hill Subdivision Addition, of record in Book 3300, page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alshendo Brown and wife, Belinda Brown from Patricia Kay Garner Frensley, a single person, by Warranty Deed dated December 1, 2000 and recorded December 8, 2000 in Instrument No. 200012080121304, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 3300, page 7, Register's Office for Davidson County.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Beginning at the point of intersection of the existing northwest margin of I-65 and the northeast boundary of the John H. Cole, etux property; thence with said northeast boundary north 58 degrees 58 minutes 44 seconds west 28.41 feet to a point, said oint being 176.57 feet left of I-65 proposed centerline station 522+55.05; thence with the proposed northwest margin of I-65 north 43 degrees 07 minutes 41 seconds east 194.92 feet to a point, said point beng 148.12 feet left of I-65 proposed centerline station 524+42.58; thence with said existing margin southwesterly 191 feet, more or less to the point of beginning, containing 2,707 square feet and being part of the same property conveyed by Patricia Kay Garner Frensley to Alshendo Brown and wife, Belinda Brown as of record in Instrument No. 2001208-0121304, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the State of Tennessee from Alshendo Brown and wife, Belinda Brown by Warranty Deed dated December 4, 2001 and recorded December 10, 2001 in Instrument No. 20011210-0135625, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).