THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

FILE NO.: 382.0504316TN\aem
LOAN NO.: 0415012228\CONV

Davidson County DEEDTRS
Recvd: 04/21/05 08:12 2 pgs
Fees:13.00 Taxes:309.47
20050421-0044197

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200210080122821, ("Deed of Trust"), John Martin and Betty Martin conveyed to Arnold M. Weiss, 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 JPMorgan Chase Bank As Trustee; and

WHEREAS, **JPMorgan Chase Bank As Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200503310034883** 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 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 Tennessee and the terms and provisions of said Deed of Trust on March 17, 24 and 31, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 14, 2005, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20040604, Page 0066444. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **JPMorgan Chase Bank As Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 83,641.04; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **JPMorgan Chase Bank As Trustee,** his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has 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 JPMorgan Chase Bank As Trustee 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 **JPMorgan Chase Bank As Trustee,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, State of Tennessee, described as follows: to wit; Being Lot No. 13, on the Map of Crutcher Subdivision, of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Included in the above description, but excluded from this conveyance is the following: Being part of Lot 13, on the Map of Crutcher Subdivision, as shown on the Plan of record in Book 161, page 129, Register's Office for said County. Right-of-way: Beginning at a point on the north boundary of Parcel 418 of Map 7115 and at approximate Station 18+53.88 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S 84 degrees 05'09" E 24.88 feet to the right-of-way of Pennock Avenue; thence with right-of-way of Pennock Avenue S 05 degrees 35' 16" W 24.86 feet to a point; thence with a curve to the left having central angle of 89 degrees 40' 24 and a radius of 25.00 feet, 39.13 feet to the point of beginning.

Being the same property conveyed to John Martin and wife, Betty Martin by Deed from John G. Brevard, of record in Instrument No. 20021008-0122820, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200210080122820 in the Register's Office of Davidson County, Tennessee.

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 **JPMorgan Chase Bank As Trustee,** his/her 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 14th day of April, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 14th day of April, 2005, 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 (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.,** the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

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

GEMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

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 $ 83,641.04, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14th DAY OF APRIL 2005.

GEMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT. 21, 2007

Notary Public

My Commission Expires: _____

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MSP No.: 382.0504316TN (Martin)
Lender Loan No.: 0415012228
Property Address: 1222 Pennock Avenue, Nashville, TN 37207
Tax Parcel ID No.: 71-15-418.00
Mail Tax Notices To and Property Owner:
Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120