Davidson County DEEDTRS
Recvd: 05/02/05 10:41 2 pgs
Fees:13.00 Taxes:192.40
20050502-0048359

FILE NO.: 382.0504830TN\gmd
LOAN NO.: 0434938122\CONV

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 16, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument 20021021012864l, ("Deed of Trust"), Alfreida Southall conveyed to Homeowner Title & Escrow LLC, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200504080038990** 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 3/24/2005, 3/31/2005, 4,7/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 21, 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, 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 **Mortgage Electronic Registration Systems, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 52,000.00; 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 Mortgage Electronic Registration Systems, Inc. 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:

Tract 1: Land in Davidson County, Tennessee, being part of lot 18 on the Alpine Terrace Subdivision of record in book 421, page 131, in the Register's Office for Davidson County, Tennessee, and more particularly described according to a copy of a survey made by R.R. Sanford, March 9, 1957, as follows: Beginning at a point on the southwesterly margin of Park Avenue; thence in northwesterly direction along said margin of Park Avenue , 101.2 feet to a point in the the southerly margin of Hale Street; thence in a westerly direction 132.3 feet to a point; thence in a southeasterly direction 163 feet, more or less, to a point; thence in a northeasterly direction 90.9 feet to point in the southwesterly margin of Park Avenue, said point being the of beginning. Being the same property conveyed to Peggy Ann Pardue by deed from Ronald S. Pardue and wife, Nancy Sue Pardue, dated 12/28/01, recorded 12/28/01, in Inst# 200112280144222, Register's Office for Davidson County, Tennessee. Further being conveyed to Alfreida Southhall, unmarried, by deed dated 10-16-02 of record in Instrument 200210210128640, Register's Office for said County. Property Address:3205 Alpine Ave. Nashville, Tennessee 37218

The last recorded Warranty Deed was filed of record at Instrument No. 20021021 in the Register's Office of Davidson County, Tennessee.

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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 21st day of April, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 21st 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.

Notary Public

My Commission Expires:_____

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT 21, 2008

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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 $ 52,000.00, 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 21st DAY OF APRIL 2005.

Notary Public

My Commission Expires: _____

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES SEPT 21, 2008

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MSP No.: 382.0504830TN (Southall)
Lender Loan No.: 0434938122
Property Address: 3205 Alpine Avenue, Nashville, TN 37218
Tax Parcel ID No.: 70-09; 6.00

Mail Tax Notices To and Property Owner:
Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Height, MN 55120