Davidson County DEEDTRS
Recvd: 06/24/05 15:01 2 pgs
Fees:13.00 Taxes:499.13
20050624-0073071

Tennessee
Map: #164-16-A-93CO

Charles Festo
WATERFIELD: #2140140

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated FEBRUARY 14, 2003, AND RECORDED IN INSTRUMENT# 20030228-0026853 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CHARLES FESTO, A MARRIED MAN JOINED BY HIS WIFE, EUNICE L. LOKIBE, CONVEYED TO EQUITY SEARCH, INC. OF NASHVILLE TENNESSEE, 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: #20040311-0028347, 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 June 14, 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 FOR CERTIFICATE HOLDERS OF BEAR STERNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES, SERIES 2003-AC2, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY FOUR THOUSAND NINE 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 FOR CERTIFICATE HOLDERS OF BEAR STERNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES, SERIES 2003-AC2, 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 FOR CERTIFICATE HOLDERS OF BEAR STERNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES, SERIES 2003-AC2, 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. 57, MEADOW WOODS, SECTION FOUR OF RECORD IN INSTRUMENT NO. 200106050058115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO THE FOLLOWING:

1. ALL MATTERS APPEARING ON SUBDIVISION PLAT OF RECORD IN INSTRUMENT: #200106050058115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
2. EASEMENTS OF RECORD IN BOOK: #11387, PAGE: #931, BOOK: #4706, PAGE: #288, BOOK: #4457, PAGE: #350, BOOK: #6938, PAGE: #738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3. RESTRICTIONS OF RECORD IN INSTRUMENT: #200108300094506 AND #200109110098356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4. ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARLES FESTO, A MARRIED MAN, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20030228-0026852, 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 FOR CERTIFICATE HOLDERS OF BEAR STERNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES, SERIES 2003-AC2, its successors and assigns 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	12.00
Publication Expense	265.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	134,073.00
	$134,900.00

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 June 14, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 14, 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

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
1512 CHESTNUT OAK DRIVE
ANTIOCH, TENNESSEE 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMORGAN CHASE BANK, AS TRUSTEE
C/O WATERFIELD MORTGAGE COMPANY
7500 WEST JEFFERSON BOULEVARD
P.O. BOX 1289
FORT WAYNE, IN 46801

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103

RETURN TO:→

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 134,900.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June 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