Tennessee
Map # 94-1-337

Troy Osborne
Homecomings Loan No. 0433757721

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 1, 2002, and recorded in Register's Instrument No. 20020207-0016841 in the Register's Office of Davidson County, Tennessee, Troy R. Osborne, a single person, conveyed to Michael T. Bates, 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 No. 20050701-0075829 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 August 9, 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 SIXTY THREE 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 57 on the revised plan of Shelby Heights, Section I, as of record in Book 2330, Page 171, Register's Office for said County. Said Lot No. 57 fronts 50 feet on the easterly side of South 14th Street and extends back 145.9 feet on the southerly line and 147.9 feet on the northerly line to a dead line, measuring 56.5 feet thereon.

Subject to any and all plats, easements, restrictions, and other matters of record.

Troy R. Osborne, an unmarried man, his heirs and assigns, obtained title to the above referenced real estate by Warranty Deed of record in Instrument No. 20020207-0016840, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 08/26/05 14:26 2 pgs
Fees:13.00 Taxes:234.95
20050826-0102553

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, 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	27.00
Publication Expense	265.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	62,658.00
	$63,500.00

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 August 9, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 9, 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

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES APRIL 10, 2007

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
907 South 14th Street,
Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

JPMorgan Chase Bank As Trustee
C/o Homecomings Financial Network
(GMAC-RFC) One Meridian Crossing
Suite 100 03-03-10
Richfield, MN 55423

Mortgagee: None

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys 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
$ 63,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
August 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES

MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN