FILE NO.: 604.0513215TN\k
LOAN NO.: 2000042559\CONV

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

Davidson County DEEDTRS
Recvd: 09/14/05 14:18 2 pgs
Fees:13.00 Taxes:503.20
20050914-0110716

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 18, 2004, and recorded in the Register's Office of Davidson County, TN, at Instrument 200410200126089, ("Deed of Trust"), George V. Ginn and Vickie E. Ginn conveyed to Mark A. Ellmore, 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 formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2005-FF1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact
; and

WHEREAS, **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2005-FF1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact**
, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200508150096129** 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 August 11, 18, and 25, 2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 1, 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 **JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2005-FF1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact**
, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 136,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Wells Fargo 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 formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2005-FF1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact
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 **Wells Fargo 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, Tennessee, being Lot No. 2 of Madison Hayesboro Subdivision, Resub Lot 1 Block "B" and a part of a closed street as shown by survey of J. Bruce Rainey, RLS No. 823, dated 9/15/00, of record in Instrument No. 20000112-0004273, Register's Office for said County, described as follows: Beginning at an iron pin in the westerly margin of Tanglewood Drive at the intersection of Ruskin Avenue and Briley Parkway, said pin being the NE corner of the herein described tract; thence with the margin of Tanglewood Drive, S 05-17-28 E, 69.64 feet to an iron pin; thence with a curve to the right having a radius of 1121.00 feet, an arc distance along said curve of 35.44 feet to an iron pin Lot 1 of said survey; thence leaving Tanglewood Drive with Lot 1, S 85-22-21 W. 185.26 feet to an iron pin; thence N 27-08-58 W. 87.80 feet to a concrete monument in the southerly margin of Briley Parkway; thence N 79-03-11 E. 214.00 feet to the point of beginning, containing 18,546 sq. ft., more or less. Being the same property conveyed to George V. Ginn by Warranty Deed from Louis Komisar, unmarried of record in Instrument 20001011-0100878, Register's Office for Davidson County, Tennessee. A Correction Warranty Deed was filed in Instrument No. 20020528-0064354, said Register's Office, correcting clerical errors contained in the initial transferring document. Further, being the same property conveyed to George V. Ginn and wife, Vickie Ginn by Quitclaim Deed from George V. Ginn recorded in Instrument No. 20041020-0126087, said Register's Office. Vickie E. Ginn and Vickie Ginn are one and the same person.

The last recorded Warranty Deed was filed of record at Instrument No. 200410200126087 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 **Wells Fargo 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 1st day of September, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 1st day of September, 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.

ROBIN M. WALKER NOTARY PUBLIC GEORGIA EXPIRES APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires: _____

****

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 $ 136,000.00, 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 1st DAY OF SEPTEMBER 2005.

ROBIN M. WALKER NOTARY PUBLIC GEORGIA EXPIRES APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires: _____

****

MSP No.: 604.0513215TN (Ginn)
Lender Loan No.: 2000042559
Property Address: 4819 Tanglewood Drive, Nashville, TN 37216
Tax Parcel ID No.: 61-04; 160.00

Mail Tax Notices To and Property Owner:
Saxon Mortgage/Fidelity National Foreclosure Solutions
1270 Northland Drive, Suite 200
Mendota Height, MN 55120