RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alvin C. Bernstine and Karen D. Bernstine a/k/a Karen Bernstine

GRANTEE(s)
JP Morgan Chase Bank as Trustee

Davidson County DEEDTRS
Recvd: 01/19/06 08:25 3 pgs
Fees:18.00 Taxes:345.39
20060119-0006918

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 30, 2000 and recorded October 3, 2000, as Instrument No. 20001003-0097568 and re-recorded on October 12, 2000, as Instrument No. 20001012-0101531 in the Register's Office of Davidson County, Tennessee, Alvin C. Bernstine and Karen D. Bernstine a/k/a Karen Bernstine conveyed to D. W. McMackin, Davidson County, Tennessee, as Trustee for SFM, LLC, dba Southern Financial Mortgage its successors and/or assigns, 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 has appointed **AARON L. SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on September 6, 2005 as Instrument No. 20050906-0106624 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on January 4, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JP Morgan Chase Bank as Trustee, at and for the sum of $93,349.70, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JP Morgan Chase Bank as Trustee of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said JP Morgan Chase Bank as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 175 on the Plan of Parkway Estates, Section 1, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee. Said Lot Number 175 fronts 87.5 feet on the southwesterly side of Richmond Hill Drive and runs back 106.3 feet on the northwesterly side and 150.0 feet on the southeasterly side of a dead line in the rear on which it measures 80.85 feet. Said real property is investment property and has never been the principal residence of Alvin C. Bernstine and wife, Karen D. Bernstine. Being the same property conveyed to Alvin C. Bernstine and wife, Karen D. Bernstine, by deed from Cleo Groves and wife, Louise Groves, of record in Book 8917, page 674, said Register's Office. Karen D. Bernstine, wife of Alvin C. Bernstine, joins in this conveyance for the sole purpose of conveying all her marital interest in said property now and hereafter.
>
> Commonly known as: 3073 Richmond Hill Drive, Nashville, Tennessee 37207.
> Tax Parcel No.: 060-02-0-233.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto JP Morgan Chase Bank as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14 day of Jan, 06.

Aaron L. Squyres, Successor Trustee
Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of Jan, 06.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $93,349.70, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Hot this 14 day of Jan, 06.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank
500 Enterprise Road
Suite 150
Horsham, PA 19044

DEEDTrusteeforPMI_jbrown2_060104_1424

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388