FILE NO.: 382.0521052TN\j
LOAN NO.: 0434906392\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: 01/31/06 09:58 2 pg
Fees:13.00 Taxes:77.70
20060131-0011735

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 2002, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20021108-0138504, ("Deed of Trust"), Gloria M Burton and Emanuel Gift conveyed to Homeowners 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 JPMorgan Chase Bank as Trustee; and

WHEREAS, **JPMorgan Chase Bank as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200601100003497** 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 12/22/05, 12/29/05 and 1/5/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 12, 2006, 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 as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 21,000.00; 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 JPMorgan Chase Bank as Trustee 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 **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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to -wit:
Being Lot No. 91 on the plan of Cephas Woodard's Subdivision of Lots 5 and 6 Woodard Plan of record in Plat Book 161, page 174, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Said Lot No. 91 fronts 50 feet on the westerly side of 12th Avenue, formerly Eppa Avenue and runs back between parallel lines, 115 feet to an alley.
Being the same property conveyed to Emanuel Gift and Gloria M. Burton, as Joint Tenants with Right of Survivorship from Emanuel Gift and Gloria M. Gift a/k/a Gloria M. Burton by Deed of record as instrument number 20010910-0098040. Register's Office for Davidson County, Tennessee.
The address of the above described property is : 1903 12th Avenue North Nashville, TN 37208

The last recorded Warranty Deed was filed of record at Instrument No. 20021119-0143720 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 **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 12th day of January, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 12th day of January, 2006, 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 GEORGIA CLAYTON COUNTY EXPIRES SEPT 21, 2007

****

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 $ 21,000.00, 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 12th DAY OF JANUARY 2006.

Notary Public

My Commission Expires: _____

GERMAINE DUNCAN NOTARY PUBLIC GEORGIA CLAYTON COUNTY EXPIRES SEPT 21, 2007

****

MSP No.: 382.0521052TN (Burton)
Lender Loan No.: 0434906392
Property Address: 1903 12th Avenue N, Nashville, TN 37208
Tax Parcel ID No.: 81 - 07; 344.00

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