THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

Davidson County DEEDTRS
Recvd: 03/29/06 14:14 3 pgs
Fees:18.00 Taxes:111.00
20060329-0035743

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

JPMorgan Chase Bank, N.A. Successor
111 East Wisconsin Avenue
Mail Station WI1-4030
Milwaukee, WI 53202

Map-Parcel Numbers:

072.10-0-250.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Sharon T. Sparkman, unmarried and Jannie Mayberry, unmarried, to Michael I. Mossman, Trustee, dated the 14th day of November, 2002, and being of record in Inst. No. 20021125-0146216, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, JP Morgan Chase Bank, NA, successor by merger with Bank One, NA.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20060329-0035484, in the Register of Deed's Office, Davidson County, Nashville, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), March 10, 2006, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson County, Tennessee, when and where JPMorgan Chase Bank, N.A. Successor by merger with Bank One, N.A. ("Grantee"), became the last and highest bidder at the price of Thirty Thousand and 00/100 Dollars ($30,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of March, 2006.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2006.

Notary Public

My commission expires

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2006.

Notary Public

My commission expires

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211 on the Map of Trevecca Subdivision of Renraw, as of record in Book 421, page 72 and 73, Register's Office for said County.

Said Lot No. 211 fronts 50 feet on the northerly side of West Douglas Avenue and runs back 275.3 feet on the westerly line and 276.3 feet on the easterly line to the southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to Sharon T. Sparkman and Mildred V. Grigsby, by deed from W.C. Hawkins and Billy Russ Hawkins and Holly Martin, dated September 4, 1998, and recorded September 14, 1998, in Book 11110, page 586, Register's Office for Davidson County, Tennessee; the said Sharon T. Sparkman and Mildred V. Grigsby having conveyed their interest in said property to Sharon T. Sparkman and Jamie M. Mayberry by QuitClaim Deed dated November 14, 2002 and record in Inst. No. 200211250146211, Register's Office for Davidson County, Tennessee.

This is improved property known as 927 Douglas Ave., Nashville, TN 27106.