THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 04/12/06 09:20 2 pgs
Fees:13.00 Taxes:815.85
20060412-0041923

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 21, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20031203-0174152, ("Deed of Trust"), Jerry D Crenshaw and Twana L Crenshaw conveyed to Rudy Title & Escrow, 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. 200603160030355** 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 Mar. 02, 09, 16, 2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 23, 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 **Stone Steps Realty, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 220,501.00**; and

WHEREAS, **Stone Steps Realty, Inc.** has/have 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 **Stone Steps Realty, Inc.** 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 **Stone Steps Realty, Inc.**, his/her/their 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. 151 on the Plan of Section 1C, Stone Creek Park, of record in PUD Boundary Plat in Book 9700, Page 266, amended in Book 9700, Page 469, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Jerry D. Crenshaw and wife, Twana L. Crenshaw by Deed dated December 23, 1997 and filed for record on December 29, 1997 in Book 10735, Page 988, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 10735, Page 988 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 forever, to **Stone Steps Realty, Inc.**, his/her/their successors and assigns, 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.

otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 23rd day of March, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 23rd day of March, 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:_____

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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 $ 220,501.00, 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 23rd DAY OF MARCH 2006.

Notary Public

My Commission Expires: _____

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MSP No.: 382.0521450TN (Crenshaw)
Lender Loan No.: 0437257298
Property Address: 121 Stone Brair Court, Nashville, TN 37211
Tax Parcel ID No.: 180 - 03 - 0 - A; 44.00

Mail Tax Notices To and Property Owner:
Stone Steps Realty, Inc.
2020 Fieldstone Pkwy, Suite 900-303
Franklin, TN 37069