RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Toni Y. Driver

GRANTEE(s)
JP Morgan Chase Bank, N.A. as Trustee

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

Davidson County DEEDTRS
Recvd: 05/24/06 11:59 2 pgs
Fees:13.00 Taxes:430.29
20060524-0060980

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 8, 2005 and recorded July 25, 2005, as Instrument No. 20050725-0085887 in the Register's Office of Davidson County, Tennessee, Toni Y. Driver conveyed to American Title Co., Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Southstar Funding and Southstar Funding's successors and 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 SQUYRES** as Successor Trustee and **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on April 6, 2006 as Instrument No. 20060406-0039884 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 May 3, 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, N.A. as Trustee, at and for the sum of $116,295.29, 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, N.A. 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, N.A. as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property located at: 1821 Pallas Dr., Davidson County, Madison, TN 37115, AND:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Ravenwood, of record in Instrument # 20012110121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Toni Y. Driver on 05-25-01, by deed from Allen Earps, filed for record on 06-28-01, in Instrument No. 200106280068711, Register's Office for Davidson County, Tennessee.

Commonly known as: 1821 Pallas Drive, Madison, Tennessee 37115.

Tax Parcel No.: 052-04-0-C-005.00 CO

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, N.A.

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 3 day of May, 2006.

Brian J. Brumback, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Brian J. Brumback, 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 3 day of May, 2006.

Notary Public

My Commission Expires:

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

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 $116,295.29, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian J. Brumback
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Brian J. Brumback, 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 Little Rock, AR this 3 day of May, 2006

Notary Public

My Commission Expires:

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank, N.A. as Trustee
909 Hidden Ridge Dr., Suite 200
P. O. Box 141358 - ZIP 75014-1358
Irving, TX 75038