FILE NO.: 382.0609062TN\rmw
LOAN NO.: 0437875578\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: 07/10/06 12:05 2 pgs
Fees:13.00 Taxes:240.69
20060710-0082372

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 23, 2004, and recorded in the Register's Office of Davidson County, TN, at Instrument no 200405050050951, ("Deed of Trust"), Sean T. Frederick and Amanda Frederick conveyed to Daniel L. Wischhof, 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 Mortgage Electronic Registration Systems , INC; and

WHEREAS, **Mortgage Electronic Registration Systems , INC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20060615-0071084** 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 June 01, 08, 15, 2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 22, 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 **Mortgage Electronic Registration Systems , INC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 65,050.66; 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 Mortgage Electronic Registration Systems , 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 **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:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of the south part of Lot No. 2 on an unrecorded Map of J. Harris, Clark Home Place, being Lot No. 5 as shown on a survey made by Z.J. Wilkinson, Surveyor, October 22, 1954 and December 12, 1955 and described according to said survey as follows: Beginning on the southerly margin of a 12-foot private drive, south 88 deg. 48' West 241.9 feet from the intersection of the Southeast terminus of said drive and the western boundary line of the property conveyed to Pan-Am Southern Corporation by deed from Jesse J. Jones, et al,of record in Book 2438, Page 411, Register's Office for said County: thence south 11 deg. 12' East 152.2 feet to an iron pin; thence south 85 deg. 28' West 73.3 feet to an iron pin in a fence; thence with said fence, North 7 deg. 33' West 156.3 feet to an iron pin in the center of a branch on the southerly margin of said private drive; thence with the southerly margin of said private drive, North 88 deg. 48' East 90 feet to the beginning. Being the same property conveyed to the Grantor by deed which is being placed of record by Instrument No. 20040505-0050950 in the Register's Office for Davidson County, TN. Amanda Frederick joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property, by virtue of her marriage to Sean T. Frederick but she is in no way obligated for the repayment of the indebtness secured by this Deed of Trust.

The last recorded Warranty Deed was filed of record at Instrument No. 200405050050950 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 22nd day of June, 2006.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 22nd day of June, 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: _____

****

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 $ 65,050.66, 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 22nd DAY OF JUNE 2006.

Notary Public

My Commission Expires: _____

****

MSP No.: 382.0609062TN (Frederick)
Lender Loan No.: 0437875578
Property Address: 110 Jones Lane, Goodlettsville, TN 37072
Tax Parcel ID No.: 25-04;103.00

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