Davidson County DEEDTRS
Recvd: 09/06/06 10:41 2 pgs
Fees:13.00 Taxes:582.94
20060906-0109925

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Memphis, TN 38119
901-767-5566
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Name: Darly L. Borden, and Adrian A. Lee, both unmarried
S&K#: 05-2500

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated May 12, 2000, recorded in Instrument number 200005230051604 in the Register's Office of Davidson County, Tennessee, Daryl Borden a/k/a Daryl L. Borden and Adrian A. Lee, conveyed to Jeffrey M. Ruben, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument # 20060306-0025564, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on September 1, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 PM; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2, Mortgage Backed Notes, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $157,552.32, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2, Mortgage Backed Notes, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2, Mortgage Backed Notes, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 23 and the easterly 30 feet of Lot Number 22 of Block "K" on the Plan of Broadmor Subdivision, Section 2, which is of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot Number 23 and part of Lot Number 22 adjoin and front together 80 feet on the southerly side of Solley Drive and run back between parallel lines 148.1 feet on the easterly line of Lot Number 23 and 147.56 feet on the westerly line of a part of Lot Number 22, to a dead line on which it measures 80 feet, more or less.

This legal description is identical with that in Deed of Trust recorded in Instrument number 200005230051604 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 200005230051604 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10732, Page 268, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2, Mortgage Backed Notes, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1 day of September, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

6/29/2010
My commission expires:

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 29, 2010

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $157,552.32 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 the date written above.

6/29/2010
My commission expires:

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 29, 2010

PROPERTY ADDRESS: 908 Solley Drive, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2, Mortgage Backed Notes**
**12650 Ingenuity Drive**
**Orlando, Florida 32826**

S & K #:05-2500
Map & Parcel – 61-3-117.00