FILE NO.: 382.0402310TN\RMW
LOAN NO.: 0435374517\CONV

Davidson County DEEDTRS
Recvd: 09/19/06 13:29 2 pgs
Fees:13.00 Taxes:333.48

20060919-0115977

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument 20030205-0015972, ("Deed of Trust")Jeremy Birdwell conveyed to Michael T. Bates, 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 200604170043274** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on Mar. 30, Apr. 06, Apr. 13, 2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 20, 2006, at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, TN, 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 **JPMorgan Chase Bank as Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $90,129.78; and

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 JPMorgan Chase Bank as Trustee 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**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Tract 2: A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tenenasee, described as Tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows: Beginning at an iron pin the easterly margin of Greer Road (said beginning point being marked from the northwest corner of the property conveyed to Robert L, Hullett, et ux, of record in Dead Book 9500, page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCT), for the following calls: on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds West 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent Of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer Road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to Tract 1 of this survey; thence with the line of Tract 1, South 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence South 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence south 06 degrees 25 minutes 03 seconds West 250.88 feet to a point; thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning. Being the same property conveyed to Jeremy Birdwell, unmarried, by deed of record in instrument no. 200302050015971, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200302050015971 in the Register's Office of Davidson County, TN.

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**, its 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 20th day of April, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 20th day of April, 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:_____

NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

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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 $90,129.78, 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 20TH DAY OF APRIL 2006.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

MSP No.: 382.0402310TN (Birdwell)
Lender Loan No.: 0435374517
Property Address: 2958 Greer Road, Goodlettsville, TN 37072
Tax Parcel ID No.: 11-00;197.00

Mail Tax Notices To and Property Owner:

Homecomings/Fidelity National Foreclosure & Bankruptcy
Suite 200, 1270 Northland Drive
Mendota Heights, MN 55120