Davidson County DEEDTRS
Recvd: 10/26/06 13:37 2 pgs
Fees:13.00 Taxes:289.34
20061026-0132999

TENNESSEE
MAP: #71-11-58

LYNETRA DROMGOOLE
H.C. #0438763450

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED NOVEMBER 22, 2004, AND RECORDED IN REGISTER'S INSTRUMENT: #20041203-0144279, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, LYNETRA L. DROMGOOLE, CONVEYED TO RAYMOND E. LACY, TRUSTEE(S), 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 REGISTER'S INSTRUMENT: #20060912-0112537, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on October 17, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; 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 sale JPMORGAN CHASE BANK, AS TRUSTEE, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY EIGHT THOUSAND TWO HUNDRED DOLLARS AND 00/100; 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, AS TRUSTEE of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JPMORGAN CHASE BANK, AS TRUSTEE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE OLD GEORGE SCRUGG'S TRACT OF LAND AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF MERIDIAN STREET OR TRINITY ROAD, AT THE SOUTHEAST CORNER OF THE A. L. RAWLS TRACT; RUNNING THENCE WESTWARDLY 300.00 FEET, MORE OR LESS, WITH RAWLS' SOUTH LINE TO THE NORTHEAST CORNER OF THE LOT OF LAND CONVEYED BY OVERALL TO C. W. DEWS AND WIFE BY DEED OF RECORD IN BOOK: #533, PAGE: #156, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID DAWS' EAST LINE SOUTHERLY 50.0 FEET TO THE POINT BEING THE SOUTHWEST CORNER OF THIS LOT HEREIN CONVEYED AND THE NORTHWEST CORNER OF ANOTHER LOT OWNED BY CORA F. SHANE; THENCE EASTWARDLY PARALLEL WITH THE SOUTH LINE OF THE RAWLS TRACT 300.0 FEET, MORE OR LESS TO A POINT IN THE CENTER OF MERIDIAN STREET; THENCE WITH THE CENTER OF SAID STREET 50.0 FEET TO THE BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

LYNETRA L. DROMGOOLE, HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20000214-0014840, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto JPMORGAN CHASE BANK, AS TRUSTEE, with full power in trustee to sell, mortgage, lease, convey, or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition, and unto the successors and assigns of the said trustee in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

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|---|---|
| RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE | 12.00 |
| PUBLICATION EXPENSE | 265.02 |
| ATTORNEY'S FEES AND TRUSTEES FEES | 550.00 |
| CREDIT ON NOTE | 77,372.98 |
| | $78,200.00 |

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 17, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 17, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1420 MERIDIAN STREET
NASHVILLE, TENNESSEE 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMORGAN CHASE BANK, AS TRUSTEE
C/O HOMECOMINGS FINANCIAL NETWORK
C/O GMAC-RFC, ATTN: REFERRAL TEAM
ONE MERIDIAN CROSSING, SUITE 100 03-03-10
RICHFIELD, MN 55423

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO: →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,200.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF October 17 20 06
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
12-9-09