Davidson County DEEDTRS
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Fees:13.00 Taxes:517.70
20061208-0151792

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Name: Rodney Scott Butts, and wife, Lisa Gail Butts
S&K#: 06-2909

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 2000, recorded in Instrument number 20000908-0089046 in the Register's Office of Davidson County, Tennessee, Rodney Scott Butts and Lisa Gail Butts, 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 20061103-0136784, 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 November 22, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 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 2000-4, Mortgage Backed Notes, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $139,918.50, 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 2000-4, 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 2000-4, Mortgage Backed Notes, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Mount Juliet, County of Davidson, State of Tennessee, to-wit:

> Described property located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a point in the center of Earhart Road, said point being South 8 degrees 31 minutes West 50 feet from the southeast corner of the property conveyed to the Trustees of Bakers Grove Baptist Church, as of record in Book 3802, Page 515, Register's Office for Davidson County, Tennessee, said point also being in the southerly margin of the 50 foot unnamed roadway; thence North 86 degrees 52 minutes West 655 feet; thence South 8 degrees 7 minutes West 235 feet, more or less, to a point in the northerly boundary of K. B. Cooke property; thence South 88 degrees East 293.2 feet; thence South 85 degrees East 347.9 feet to the center of Earhart Road; thence with the center of same, North 8 degrees 31 minutes East 225 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20000908-0089046 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 20000908-0089046 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10876, Page 338, 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 2000-4, 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 22 day of November, 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:

Notary Public

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 $139,918.50 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:

Notary Public

PROPERTY ADDRESS: 3574 Earhart Road, (Deed of Trust shows Nashville), Mount Juliet, TN 37122

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 2000-4, Mortgage Backed Notes
12650 Ingenuity Drive
Orlando, Florida 32826

S & K #:06-2909
Map & Parcel – 110000124.00