FILE NO.: 382.0515410TN\SAT
LOAN NO.: 0439319906\CONV

Davidson County DEEDTRS
Recvd: 12/13/06 10:26 2 pgs
Fees:13.00 Taxes:333.07

20061213-0153638

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 April 01, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 20050412-0040430, ("Deed of Trust")Lacheka Phillips conveyed to James Rickman, 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, **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee.**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200610310134837** 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 11/2/06, 11/9/06, 11/16/06, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 30, 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 **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $90,019.04; 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. 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 **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being the Westerly 16 2/3 feet of Lot No. 11 and the Easterly 16 2/3 feet on Lot No. 12 in Spain's Subdivision of Lot No. 180 of the John McNairy Mansion House Tract, a plan of said subdivision not being of record, a plan of said Mansion House Tract is of record on the front Fly Leaf of Book No. 9, said Register's Office. Said part of Lot Nos. 11 and 12 together fronts 33 1/3 feet on the Southerly side of Phillips, formerly Haslam Street and runs back between parallel lines 129 feet, more or less, to an alley. Being the same property conveyed to Grantor(s) by deed recorded simultaneously herewith in Instrument 200504120040429, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument 200504120040429 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 **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. 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.

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IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 30th day of November, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 30th day of November, 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:_____

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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 $90,019.04, 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 30TH DAY OF NOVEMBER 2006.

Notary Public

My Commission Expires: _____

MSP No.: 382.0515410TN (Phillips)
Lender Loan No.: 0439319906
Property Address: 925 Phillips Street, Nashville, TN 37208
Tax Parcel ID No.: 81-16: 681.00

Mail Tax Notices To and Property Owner:

Homecomings Financial, LLC/FNFS
9350 Waxie Way
San Diego, CA 92123