FILE NO.: 382.0612406TN\RMW
LOAN NO.: 0416297828\CONV

Davidson County DEEDTRS
Recvd: 01/29/07 11:10 2 pgs
Fees:13.00 Taxes:339.66
20070129-0011573

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 30, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument no. 20030513-0064514, ("Deed of Trust")Ernest Major DeMoss Jr. and Judy Bonds DeMoss conveyed to Arnold M. Weiss, 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. 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 no. 20060907-0110525** 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 November 23, November 30, December 07, 2006, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 21, 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 $91,800.00; 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 Lot No. 6 on the Plan of Hazelwood Subdivision, Section II, as of record in Book 3106, Page 97, Register's Office for said county, described as follows: Beginning at a point in the southerly margin of Richards Road, the common front corners of Lot Nos. 5 and 8 on said plan; thence with the line between said Lots, southwardly 106.96 feet to a concrete monument at the common rear corners of Lot Nos. 5 and 6 and 7 on said plan; thence with the line between Lots Nos. 6 and 7 southwestwardly 164.35 feet to a point in the easterly margin of Drewry Drive: thence with said margin of said Drive, northwardly 144.40 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve northeastwardly 39.27 feet to a concrete monument in the southerly margin of Richards Road; thence with margin of said road, eastwardly 145 feet to the point of beginning. Being the same property conveyed to Leon A. McWhirter and wife, Judy B. McWhirter, by warranty deed from Richard H. Thomas and wife, Ella B. Thomas, dated February 18, 1969, of record in Book 4312, Page 262 Register's Office for Davidson County, Tennessee and further being the same property conveyed to Judy B. DeMoss (f/k/a Judy B. McWhirter) by quitclaim deed from Leon A McWhirter, dated March 16, 1987, of record in Book 7180, Page 323, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument no. 7180, Page 323 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.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 21st day of December, 2006.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 21st day of December, 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 $91,800.00, 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 21ST DAY OF DECEMBER 2006.

Notary Public

My Commission Expires: _____

MSP No.: 382.0612406TN (Demoss)
Lender Loan No.: 0416297828
Property Address: 853 Richards Rd., Antioch, TN 37013
Tax Parcel ID No.: 148-12; 59.00

Mail Tax Notices To and Property Owner:

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