FILE NO.: 382.0626294TN\SMH
LOAN NO.: 0438220634\CONV

Davidson County DEEDTRS
Recvd: 03/02/07 09:12 4 pgs
Fees:23.00 Taxes:444.00
20070302-0025751

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 July 21, 2004 and recorded in the Register's Office of Davidson County, TN, at instrument 20040728-0090060, ("Deed of Trust")Jeffery Vaughn and Georgia Alexander conveyed to Mary Fronies Rudy, 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 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 20070122-0008215** 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 01/18/2007, 01/25/2007, 02/01/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 08, 2007, 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, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 2006053100639. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 $120,000.00; 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. 85 on the Map of Treppard Heights, section 6, of record in plat book 2900, page 11, Register's office for said county, to which reference is hereby made for a more complete description. Being the same property conveyed to Grantor(s) by deed recorded simultaneously herewith in instrument 20040728-0090059

The last recorded Warranty Deed was filed of record at instrument 200407280090059 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.

FILE NO.: 382.0626294TN\SMH
LOAN NO.: 0438220634\CONV

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 08th day of February, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 08th day of February, 2007, 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:

GWINNETT COUNTY RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2009

****

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 $120,000.00, 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 08TH DAY OF FEBRUARY 2007.

Notary Public

My Commission Expires:

GWINNETT COUNTY RICHETTA MILTON NOTARY PUBLIC GEORGIA EXPIRES JAN. 27, 2009

MSP No.: 382.0626294TN (Vaughn)
Lender Loan No.: 0438220634
Property Address: 3206 Dove Place, Nashville, TN 37218
Tax Parcel ID No.: 59-13; 63.00

Mail Tax Notices To and Property Owner:

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

Exhibit "A"

MORRIS, SCHNEIDER & PRIOR, L.L.C.

ATTORNEYS AND COUNSELORS AT LAW
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

January 10, 2007

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Department of Labor and Workforce Development
Delinquent Control
Davy Crockett Tower 8th Floor
500 James Robinson Pkwy
Nashville, TN 37245-3545

Re: **Notice of State Tax Lien/Consent to Sell**
MSP File Number: **382.0626294TN**
Lender Loan No.: **0438220634**
Name Per Client: **Jeffery Vaughn and Georgia Alexander**
Property Address: **3206 Dove Place**
Nashville, TN 37218

Dear Sir or Madam:

I am writing to advise you in accordance with T.C.A. 67-1-1433 that Homecomings Financial, LLC/FNFS has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on February 8, 2007. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific state tax lien(s) found; said lien(s) were recorded in Instrument No. 2006053100639.

We are not certain that the parties named in the state tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Jeff Vaughn.

The unpaid principal balance of the loan against the above-referenced property is approximately $114,282.50. Interest through the sale date is approximately 7,213.10. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter

11 Exhibit B 11

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
Andrew Johnson Tower, 2nd Floor
710 James Robertson Parkway
Nashville, Tennessee 37243-0661
(615) 741-3170
(615) 532-7386 FAX

January 16, 2007

Mr. S. M. Hibbard
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329

RE: Property of Jeffery Vaughn dba Jeff Vaughn Construction
TDLWD Acct. #571-331
TDLWD Lien #6-3985 (Davidson County)
MSP #382.0626294TN
Notice of Substitute Trustee's Sale

Dear Mr. Hibbard:

Your letter of January 10, 2007, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $2,259.32.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Michael D. Fort
Counsel to Commissioner

MDF:PDR

cc: James A. Matheney, Central Office