FILE NO.: 382.0618915TN\SAT
LOAN NO.: 0435767967\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDTRS
Recvd: 03/07/07 09:52 2 pgs
Fees:13.00 Taxes:393.13
20070307-0028016

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 2003 and recorded in the Register's Office of Davidson County, TN, at INSTRUMENT 200303060029827, ("Deed of Trust")Anne Denise Rivers conveyed to COLIN, INC., 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** 200702220022038 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 1/25/07, 2/1/07, 2/8/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 22, 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, 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 $106,250.00; 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:

EXHIBIT "A" LAND in the 11th, formerly 19th Civil District of Davidson County, TN, being Lots 9 - 14, Block "C", Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December, 1937, in two tracts as follows: Tract 1: BEING Lots 11, 12, 13 and 14, Block "C" on the Plan of Marthonna, not of record and BEGINNING on the Southerly margin of Old Hickory Blvd., at a point 100 feet West of the Westerly margin of Ezell Road West; said point being the corner of Lots Nos. 14 and 15; thence with said Boulevard North 85 cieg. 57 mm. West, 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots Southwardly 252.6 feet to the Northerly line of Lot No. 19; thence with said line South 86 deg. 02 mm. East, 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots Northwardly 251.5 feet to the beginning. Tract 2: BEING Lots 9 and 10 in Block "C', Plan of Marthorina, and more particularly described as the Northeasterly corner of said two lots, beginning at a point in the Southerly line of Old Hickory Boulevard at a point 200 feet West of the intersection of the Westerly line of Ezell Road West and the Southerly line of Old Hickory Blvd., fronting 50 feet on the Southerly side of Old Hickory Blvd., and running back between parallel lines 251 ½ feet on the Westerly line and 252.6 feet on the Easterly line to a dead line and being 50 feet thereon. BEING the same property conveyed to ANNE DENISE RIVERS by Deed dated November 30, 1994, from DALE GARRETT and wife, EMMA MARIE GARRETT and AARON WALKER and wife, ROBIN MARIE WALKER and recorded in Book 9559, Page 60, Registers' Office for Davidson County, TN. INCLUDED IN THE ABOVE DESCRIPTION, but expressly excluded is that property conveyed in a "Right of Way Deed for Highway Purposes" to Metro Government and recorded in Book 4843, Page 729, said Registers' Office.

The last recorded Warranty Deed was filed of record at INSTRUMENT 9559, Page 60 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 22nd day of February, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 22nd 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.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

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 $106,250.00, 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 22ND DAY OF FEBRUARY 2007.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

Notary Public

My Commission Expires: _____

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

MSP No.: 382.0618915TN (Rivers)
Lender Loan No.: 0435767967
Property Address: 645 West Old Hickory Boulevard, Madison, TN 37115
Tax Parcel ID No.: 42-11; 65.00

Mail Tax Notices To and Property Owner:

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