THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 04/09/07 11:01 2 pgs
Fees:13.00 Taxes:270.10
20070409-0041632

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 17, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20050623-0072158, ("Deed of Trust"), Jeffrey Scales conveyed to Cumberland Title, 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, as successor in interest to JPMorgan Chase Bank, National Association as Trustee for the MLMI SURF Trust Series 2005-BC4; and

WHEREAS, **The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association as Trustee for the MLMI SURF Trust Series 2005-BC4,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070215-0019449** in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 02/22/2007, 03/01/2007, 03/08/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 15, 2007, at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, 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 **Jack Jones**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 73,000.00**; and

WHEREAS, **Jack Jones** has/have 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 **Jack Jones** 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 **Jack Jones**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 12, Section "A" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Anderson and Wife, Jane Anderson by deed from Gladys W. Dalton, unmarried of record in Deed Book 7163, page 738, filed for record on March 11, 1987 and further conveyed to William Anderson and Jane Anderson, Tenants in common by Quitclaim Deed from William Anderson and Wife, Jane Anderson of record in Book 10438, page 617, filed for record on May 2, 1997 and further conveyed to Jane Anderson by Quitclaim Deed from William Anderson and Jane Anderson, Tenants in Common of record in Instrument Number 20030828-0125424, filed for record on August 28, 2003, Register's Office for said County.

Being the same property conveyed to Jeffrey Scales, an unmarried man by deed from Jane Anderson as of record in Instrument Number 20050623-0072157, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument No. 200506230072157 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **Jack Jones**, his/her/their successors and assigns, 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 15th day of March, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 15th day of March, 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 $ 73,000.00, 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 15th DAY OF MARCH 2007.

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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MSP No.: 353.0704105TN (Scales)
Lender Loan No.: 1121855
Property Address: 502 Jones Street, Old Hickory, TN 37138
Tax Parcel ID No.: 44-11;59.00

Mail Tax Notices To and Property Owner:
Jack Jones
770 Bass Lane
Mt. Juliet, TN 37122