FILE NO.: 382.0625758TN\rmw
LOAN NO.: 0432122612\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 04/18/07 10:58 10 pg
Fees:53.00 Taxes:809.94

20070418-0046212

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 2000, and recorded in the Register's Office of Davidson County, TN, at Instrument no. 20000629006461 ("Deed of Trust"), Ralph Jones and Brenda Jones conveyed to Michael T. Bates, 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 Homecomings Financial, LLC; and

WHEREAS, **Homecomings Financial, LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20070131-0012629** 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 Mar. 01, 08, 15, 2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 29, 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, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20000208, Page 0013100; Book 20040905, Page 0108539; Book 20050912, Page 0108980. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(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 **Homecomings Financial, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 218,903.62; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Homecoming Financial Network Inc.,** his/her successors and assigns;

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 Homecomings Financial, LLC 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 **Homecoming Financial Network Inc.,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 22 on the plan of Section One, Sugar Valley, of record in pud boundary Book 9700, Page 374, as amended in Book 9700, Page 709 through 711, Register's Office for said county to which plan reference is here made for a more complete description. Being the same property conveyed to the grantors by deed of even date being filed for record simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 20006290064610 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 the said **Homecoming Financial Network Inc.,** his/her 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 29th day of March, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 29th 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:_____

****

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 $ 218,903.62, 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 BEFORE ME ON THIS 29th 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: _____

****

MSP No.: 382.0625758TN (Jones)
Lender Loan No.: 0432122612
Property Address: 6868 Sunnywood Drive, Nashville, TN 37211
Tax Parcel ID No.: 181-01-0-A 19.00

Mail Tax Notices To and Property Owner:
Homecomings Financial, LLC/FNFS
9350 Waxie Way
San Diego, CA 92123

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

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

February 26, 2007

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**
MSP File Number: **382.0625758TN**
Lender Loan No.: **0432122612**
Name Per Client: **Ralph Jones and Brenda Jones**
Property Address: **6868 Sunnywood Drive**
Nashville, TN 37211

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that Homecomings Financial, LLC/FNFS has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on March 29, 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 three federal 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 federal tax lien(s) found; said lien(s) were recorded in Book 20000208, Page 0013100; Book 20040905, Page 0108539; Book 20050912, Page 0108980.

We are not certain that the parties named in the federal 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: Ralph D. Jones [redacted]-9503 Ralph D. Jones [redacted]-9503 Ralph L. Jones [redacted]-6501. A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $178,385.69. Interest through the sale date is approximately 21,838.81. Costs

"Exhibit A"

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 and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

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

Robin Walker

Enclosures
cc: Homecomings Financial, LLC/FNFS

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on June 23, 2000, by Ralph Jones and Brenda Jones to Michael T. Bates, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument no. 20000629006461, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Homecomings Financial, LLC; and

WHEREAS, Homecomings Financial, LLC, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Priority Trustee Services of TN, L.L.C., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Priority Trustee Services of TN, L.L.C., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **March 29, 2007** (having been postponed from the previous sale date of January 25, 2007), commencing at **12:00 PM** at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 22 on the plan of Section One, Sugar Valley, of record in pud boundary Book 9700, Page 374, as amended in Book 9700, Page 709 through 711, Register's Office for said county to which plan reference is here made for a more complete description. Being the same property conveyed to the grantors by deed of even date being filed for record simultaneously herewith.

PROPERTY ADDRESS: 6868 Sunnywood Drive, Nashville, TN 37211

CURRENT OWNER(S): Ralph Jones and Brenda Jones

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 20000208, Page 0013100; Book 20040905, Page 0108539; Book 20050912, Page 0108980. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Pazdian Construction, Inc.

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

c/o Robin Walker
Morris, Schneider & Prior, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 (ext.)
MSP File No.: 382.0625758TN
Insertion Dates: Mar. 01, 08, 15, 2007

274

When Recorded Mail To:
Sebring Capital Corporation
4000 International Pkwy, #3000
Carrollton, Texas 75007

This Instrument Was Prepared By:
Dan W. Ledbetter, PLLC, 17130 Dallas Parkway, Suite 115, Dallas, Texas 75248

[Space Above This Line For Recording Data]

Loan Number 127501

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on JUNE 8, 2006. The grantor is RALPH DOUGLAS JONES AND SPOUSE, BRENDA REES-JONES ("Borrower"). The trustee is MICHAEL T. BATES, 425 WILSON PIKE CIRCLE, BRENTWOOD, TN 37027 ("Trustee"). The beneficiary is SEBRING CAPITAL CORPORATION, which is organized and existing under the laws of THE STATE OF DELAWARE, and whose address is 4000 INTERNATIONAL PKWY, #3000, CARROLLTON, TEXAS 75007 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED EIGHTY-TWO THOUSAND SIX HUNDRED AND 00/100ths Dollars (U.S.$182,600.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JULY 1, 2036. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in DAVIDSON County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. [illegible] ON THE PLAN OF SECTION ONE, SUGAR VALLEY, OF RECORD IN PUD BOUNDARY BOOK 9788, PAGE 374, AS AMENDED IN BOOK 9788, PAGES 709 THROUGH 711, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

Being the same property conveyed to the grantors by deed of even date being file d for record simultaneously herewith.

The source of Grantor's equitable interest is Deed recorded at Book _____, Page _____, in the Register's Office of DAVIDSON County.

which has the address of 6208 SUNNYWOOD DRIVE [Street], NASHVILLE [City],

Tennessee 37211 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

UPS CampusShip: View/Print Label

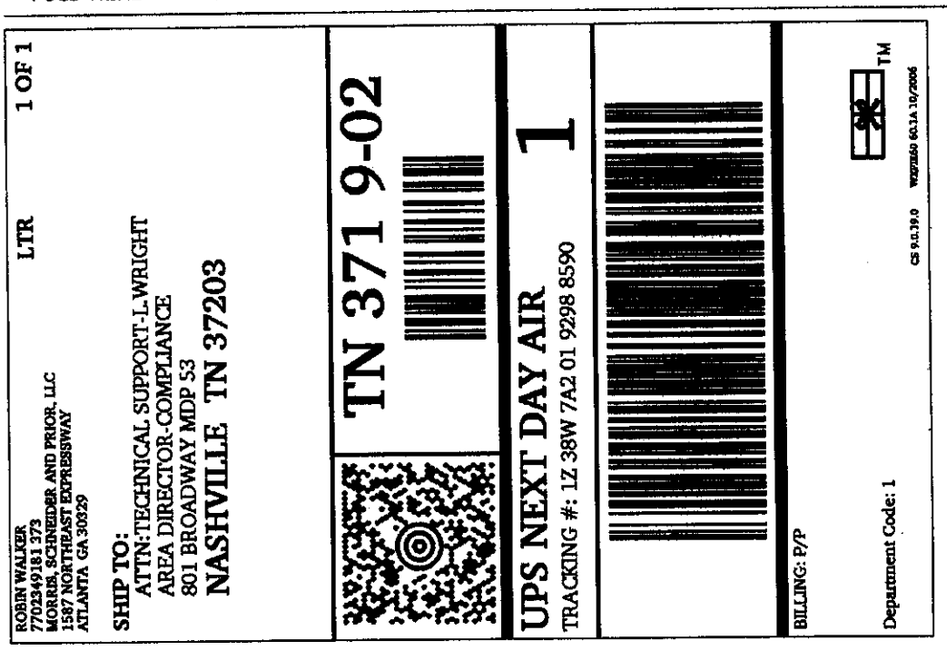
1. **Print the label(s):** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.

2. **Fold the printed label at the dotted line.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. **GETTING YOUR SHIPMENT TO UPS**
   Customers without a Daily Pickup
   - Schedule a same day or future day Pickup to have a UPS driver pickup all your CampusShip packages.
   - Hand the package to any UPS driver in your area.
   - Take your package to a location of The UPS Store®, UPS Drop Box, UPS Customer Center or Authorized Shipping Outlet near you. Items sent via UPS Return Services (including Ground Returns) are accepted at any UPS Drop Box.
   - To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

   Customers with a Daily Pickup
   - Your driver will pickup your shipment(s) as usual.

FOLD HERE





Tracking

Track Shipments
Track by Reference
Get Signature Images
Track by E-mail
Import Tracking Numbers
SMS Tracking
Track with Quantum View
Access Flex Global View
Integrate Tracking Tools
Void a Shipment
Help

Find Answers to Your Tracking Questions

→Go to Tracking FAQ

Track Shipments

Track Packages & Freight Quantum View Flex Global View

Tracking Detail

Printer Friend

Your package has been delivered.

To view Proof of Delivery, please select the link.

Tracking Number:	1Z 38W 7A2 01 9298 859 0
Type:	Package
Status:	**Delivered** Proof of Delivery
Delivered on:	02/27/2007 10:34 A.M.
Signed by:	MYERS
Location:	RECEIVER
Delivered to:	NASHVILLE, TN, US
Shipped or Billed on:	02/26/2007
Service Type:	NEXT DAY AIR

Package Progress

Location	Date	Local Time	Description
NASHVILLE, TN, US	02/27/2007	10:34 A.M.	DELIVERY
	02/27/2007	10:34 A.M.	THE RECEIVER REQUESTED TH DELAY THIS DELIVERY
	02/27/2007	5:50 A.M.	OUT FOR DELIVERY
	02/27/2007	4:49 A.M.	ARRIVAL SCAN
LOUISVILLE, KY, US	02/27/2007	2:50 A.M.	DEPARTURE SCAN
	02/27/2007	12:31 A.M.	ARRIVAL SCAN
HAPEVILLE, GA, US	02/26/2007	11:13 P.M.	DEPARTURE SCAN
	02/26/2007	9:11 P.M.	ARRIVAL SCAN
DORAVILLE, GA, US	02/26/2007	9:00 P.M.	DEPARTURE SCAN
	02/26/2007	8:30 P.M.	ORIGIN SCAN
	02/26/2007	7:48 P.M.	PICKUP SCAN
US	02/26/2007	5:23 P.M.	BILLING INFORMATION RECEIV

Tracking results provided by UPS: 04/16/2007 10:32 A.M. EST (USA)

"Exhibit B"

Delivery Notification

Dear Customer,

This is in response to your request for delivery information concerning the shipment listed below.

Tracking Number:	1Z 38W 7A2 01 9298 859 0
Service Type:	NEXT DAY AIR
Shipped or Billed on:	02/26/2007
Delivered on:	02/27/2007 10:34 A.M.
Delivered to:	NASHVILLE, TN, US
Signed by:	MYERS
Location:	RECEIVER

Thank you for giving us this opportunity to serve you.

Sincerely,
United Parcel Service

Tracking results provided by UPS: 04/16/2007 10:33 A.M. EST (USA)