Davidson County DEEDTRS
Recvd: 05/30/07 09:09 3 pgs
Fees:18.00 Taxes:382.95
20070530-0063850

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
Sun Trust Bank Building
201 Fourth Ave North, Suite 1800
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Thomas R. and Yvonne A. Moneypenny
5235 Windypine Dr.
Nashville, TN 37211

Map-Parcel Numbers:

148.13-0-64.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Lynn Meek, Unmarried, and Emmalene Maynard, unmarried, to Michael I. Mossman, Trustee, dated the 18th day of June, 2001, and being of record in Instrument No. Book 20010628-0068694, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, JP Morgan Chase as successor by merger Bank One, NA.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20061115-0142095, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), May 24, 2007, at the Davidson County Courthouse, Public Square, 2nd Avenue, Tennessee, when and where Thomas R. and Yvonne A. Moneypenny, ("Grantees"), became the last and highest bidder at the price of One Hundred Three Thousand Five Hundred and 00/100 ($103,500.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 24th day of May, 2007.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2007.

Notary Public

My commission expires: March 20, 2010

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 20, 2010

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,500.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2007.

Notary Public

My commission expires: March 20, 2010

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 20, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 315 fronts 71 feet on the south side of Melpar Drive and runs back 178 feet on the west line and 172.5 feet on the east line which is a broken line, to a dead line in the rear on which it measures 63 feet.

BEING the same property conveyed to Emmalene Maynard, unmarried, and Lynn Meek, unmarried, by Quitclaim Deed from Emmalene Maynard, dated June 18, 2001, of record in Instrument No. 20010628-0068693, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 351 Melpar Drive, Nashville, Tennessee 37211