FILE NO.: 414.0711150TN\r
LOAN NO.: 7426316550\CONV

Davidson County DEEDTRS
Recvd: 06/07/07 12:58 2 pgs
Fees:13.00 Taxes:386.12
20070607-0068418

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 November 15, 2005 and recorded in the Register's Office of Davidson County, TN, at instrument 200511210140263, ("Deed of Trust")Edwin Yeomans, Gail Yeomans, Mark LePera and Maureen LePera conveyed to Arnold M. Weiss, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **instrument 20070502-0052586** 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 05/04/07, 05/11/07, 05/18/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 31, 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 $104,356.78; 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 a certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Building 8 in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendement of record in Book 4980, page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, page 62 through 64, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description. Garage number 8-1-G is a limited common element for the exclusive use of the occupant of said unit. Being the same property conveyed to Edwin Danial Yeomans, married and Mark LePera, married by deed from Carolyn H. Burkett, et vir Gerald A. Burkett recorded simultaneously herewith in Book _____, page _____, or instrument 20051121-0140262, said Register's Office.

The last recorded Warranty Deed was filed of record at instrument 200511210140262 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 31st day of May, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 31st day of May, 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.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. NOV. 28, 2010

My Commission Expires: 11-28-2010

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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 $104,356.78, 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 31ST DAY OF MAY 2007.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. NOV. 28, 2010

My Commission Expires: 11-28-2010

MSP No.: 414.0711150TN (Yeomans)
Lender Loan No.: 7426316550
Property Address: 417 Raintree Place Unit # 8-1, Hermitage, TN 37221
Tax Parcel ID No.: 086-11-O-B-13.00

Mail Tax Notices To and Property Owner:

GMAC Mortgage LLC
500 Enterprise Road, Suite 150
Horsham, PA 19044