FILE NO.: 414.0714915TN\amp
LOAN NO.: 0359116645\CONV

Davidson County DEEDTRS
Recvd: 08/02/07 13:49 2 pgs
Fees:13.00 Taxes:437.93
20070802-0092036

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 December 15, 2004 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20050120-0007556, ("Deed of Trust")William Jackson a/k/a William P. Jackson and Bethany A. Garrott a/k/a Bethany Garrett conveyed to Buyers Title & Escrow, 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, **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 Number 20070628-0077174** 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 06/29/2007, 07/06/2007, 07/13/2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 26, 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 National Association, as successor-in-interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for MASTR ADJUSTABLE RATE MORTGAGE PASS THROUGH CERTIFICATES, Series 2005-2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $118,359.20; 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 National Association, as successor-in-interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for MASTR ADJUSTABLE RATE MORTGAGE PASS THROUGH CERTIFICATES, Series 2005-2 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 National Association, as successor-in-interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for MASTR ADJUSTABLE RATE MORTGAGE PASS THROUGH CERTIFICATES, Series 2005-2**, 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 Lot No. 109 on the Plan of Farmingham Woods Phase II, Section 1, as of record in Plat Book 7900, page 306, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Being the same property conveyed to David C. Malone, married by deed dated October 28, 1997 from Lance Aratani and wife, Claudia Aratani of record in Book 10662, page 868, Register's Office for Davidson County, Tennessee. This conveyance is made subject to: 1. 2004 City/County Taxes which have been paid and prorated by the parties and assumed by the Grantee(s). 2.) Charter of Incorporation of Farmingham Woods Homeowners Assocaition, Inc. of record in Book 8245, page 768, Register's Office for Davidson County, Tennessee. 3.) All matters appearing on the Plan of record as Book 7900, page 306, Register's Office for Davidson County, Tennessee. 4.) Storm water detention agreement of recor in Book 8199, page 852, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20050120-0007555 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**

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Company National Association, as successor-in-interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for MASTR ADJUSTABLE RATE MORTGAGE PASS THROUGH CERTIFICATES, Series 2005-2, 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 26th day of July, 2007.

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 26th day of July, 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

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 $118,359.20, 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 26TH DAY OF JULY 2007.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

MSP No.: 414.0714915TN (Jackson)
Lender Loan No.: 0359116645
Property Address: 5950 Colchester Drive, Hermitage, TN 37076
Tax Parcel ID No.: 087050A05600C0

Mail Tax Notices To and Property Owner:

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds