RETURN TO: LG

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
PRIORITY TRUSTEE SERVICES OF TN, L.L.C.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200507250085878, ("Deed of Trust"), John A. Litchford, Jr. conveyed to American Title Company, Inc, 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 Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee; and

WHEREAS, **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20071018-0123633** 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 9/21/07, 9/28/07, 10/5/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 18, 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 **Marc Prosser**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 57,000.00**; and

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

PROPERTY LOCATED AT 2240 MAPLECREST DR., DAVIDSON COUNTY, NASHVILLE, TN 37214 AND:
LAND IN DAVIDSON COUNTY; TENNESSEE, BEING LOT NO. 273 ON THE PLAN OF MAPLECREST A SUBDIVISION OF THE C.R QUARLES LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 27 AND 28 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHEILA A. BIGGERSTAFF, MARRIED AND ANGELA L. RUSSELL, MARRIED ON 3-28-05, BY DEED FROM JOHN A LITCHFORD, JR., UNMARRIED, FILED FOR RECORD ON 3-29-05 IN INSTRUMENT NO. 200503290033257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. LITCHFORD JR., ON 6/3/99 BY DEED FROM DAVID E. BIGGERSTAFF AND WIFE SHELIA A. BIGGERSTAFF FILED FOR RECORD ON 6-8-99 IN BOOK 11517 PAGE 276 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO JOHN A. LITCHFORD JR., ON 7/6/05 BY QUITCLAIM DEED BEING RECORDED SIMULTANEOUSLY HEREWITH FILED FOR RECORD ON 7/25/05 IN INSTRUMENT #200507250085877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Instrument No. 200507250085877 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 **Marc Prosser**, 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 18th day of October, 2007.

Davidson County DEEDTRS
Recvd: 11/13/07 10:44 2 pgs
Fees:13.00 Taxes:210.90

20071113-0132848

PRIORITY TRUSTEE SERVICES OF TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 18th day of October, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark Baker, 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 $ 57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Mark A. Baker

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18th DAY OF OCTOBER 2007.

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Notary Public

My Commission Expires: _____

****

MSP No.: 414.0614940TN (Litchford)
Lender Loan No.: 7439825514
Property Address: 2240 Maplecrest Drive, Nashville, TN 37214
Tax Parcel ID No.: 084-11; 061.00

Mail Tax Notices To and Property Owner:
Marc Prosser
126 Jacksonian Drive
Hermitage, TN 37076