THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 11/20/07 15:46 3 pgs
Fees:18.00 Taxes:425.15
20071120-0136068

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 21, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 11504, Page 218, ("Deed of Trust"), Frank Pillow aka Frank H. Pillow and Elisa Lyons aka Elisa F. Lyons conveyed to Coomer and Jenkins, 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 Bank One National Association; 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 **Book 200701300012165, Page** , 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 February 1, 8, and 15, 2007, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 22, 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 **Jerry Butler**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 114,905.00**; and

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

Being Lot No. 57 on the plan of Section Four, Chelsea Village Addition, as of record in Plat Book 9700, Page 110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof. Being the same property conveyed to the grantors herein by deed of even date being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11504, Page 215, 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 **Jerry Butler**, 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 22nd day of February, 2007.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 22nd day of February, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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:_____

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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 $ 114,905.00, 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 22nd DAY OF FEBRUARY 2007.

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

Notary Public

My Commission Expires: _____

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MSP No.: 382.0702159TN (Pillow)
Lender Loan No.: 0800697575
Property Address: 2913 Split Oak Trail, Antioch, TN 37013
Tax Parcel ID No.: 149-03-0-A; 100.00

Mail Tax Notices To and Property Owner:
Jerry Butler
5068 Murfreesboro Road
LaVergne, TN 37086

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN