Davidson County DEEDTRS
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Fees:18.00 Taxes:377.40
20080215-0015209

Prepared by and Return to:
Laura Grifka/cwright 02/07/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 07-19671 /Michael R. Lumpkin

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated March 15, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on March 20, 2006 at Instrument No. 20060320-0031419, ("Deed of Trust"), Michael R. Lumpkin conveyed to Realty Title and Escrow 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 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 in Instrument No. 20080128-0008548, 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 1/18/08, 1/25/08, 2/1/08, in The Nashville Record - Davidson, by which advertisement the sale was held on February 7, 2008, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, 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 $102,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, its successors and assigns;

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 Laura A. Grifka, 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 property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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, Laura A. Grifka, 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, Laura A. Grifka has hereunto set her hand, on February 7, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On February 7, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 7/25/10

PATRICK A. HEGGART NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010 DEKALB COUNTY

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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 $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on February 7, 2008.

Notary Public

PATRICK A. HEGGART NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010 DEKALB COUNTY

Mail Tax Notices to and Property Owner:
Homecomings Financial, LLC
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map & Parcel No.: 16206006400
Property Address: 257 Delvin Drive
Antioch, TN 37013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Fair Oaks, of record in Book 4175, Pages 42-43, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry K. McCormick and wife, Carole Ann McCormick by deed from Betty M. Shaneyfelt, a widow, dated 4-19-90, of record in Book 8092, Page 789, Register's Office for Davidson County, Tennessee. The said Larry K. McCormick and Carole Ann McCormick were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 00D-557, Larry K. McCormick conveyed subject property to Carole Ann McCormick by quitclaim deeds of record in Instrument No. 20000118-0005503 and in Instrument No. 20000208-0012748, said Registers Office. Carole Ann McCormick, single, conveyed subject property to Carole Ann McCormick, single, and Larry K. McCormick, single by quitclaim deed, dated 8-1-04, of record in Instrument No. 20050315-0028286 (erroneously referenced in prior deeds derivation as Instrument No. 20050315-0028266).

Further being the same property conveyed to Carole Ann McCormick by Quitclaim deed from Larry K. McCormick, unmarried, dated 7-14-05, of record in Instrument No. 20050720-0084480, said Registers Office.

Being the same property conveyed to Grantor(s) herein by deed dated 3/15/06, of record in Instrument #200603200031418 Register's Office for said County.