Davidson County DEEDTRS
Recvd: 06/02/08 10:46 3 pgs
Fees:18.00 Taxes:213.12
20080602-0055675

Prepared by and Return to:
Laura Grifka/pbogle 05/22/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 08-07820 /Bentley Charles Yates, Jr.

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 15, 2000, and recorded in the Register's Office of Davidson County, Tennessee, on December 28, 2000 at Instrument No. 200012280126547, ("Deed of Trust"), Bentley Charles Yates, Jr. conveyed to Michael T. Bates, Trustee, 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 JP Morgan Chase Bank N.A. as Trustee ; and

WHEREAS, The Bank of New York Trust Company, N.A. as successor to JP Morgan 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 in Instrument No. 200805130049113, 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 5/2, 5/9, 5/16, in The Nashville Record - Davidson, by which advertisement the sale was held on May 22, 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 Blue Canyon Properties, GP, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $57,601.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Blue Canyon Properties, GP, 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 Blue Canyon Properties, GP 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 Blue Canyon Properties, GP, 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 Blue Canyon Properties, GP, 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 May 22, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On May 22, 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

PATRICIA A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

****

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 $57,601.00, 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 May 22, 2008.

Notary Public

PATRICIA A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Blue Canyon Properties, GP
301 Fairbanks Rd.
Goodlettville, TN 37072

Map & Parcel No.: 05202003000
Property Address: 640 Yowell Avenue
Madison, TN 37115

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 9 and the west 25 feet of Lot No. 10 of Block "F" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register`s Office for Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc., dated June 27, 1979, as follows:

Beginning at a point in the south margin of Yowell Avenue, 25 feet east of the corner of Lots No. 9 and 10; thence southerly parallel to the line between said lots, 145 feet to a point; thence westerly 206.7 feet to a point; thence northeasterly 189.6 feet to the southerly margin of Yowell Avenue; thence with the margin of the same easterly 84.2 feet to the point of beginning.

Being the same property conveyed to Bentley Charles Yates, Jr. and wife, Wendy Lynn Yates by deed from Joyce S. Kahn of record in Book 7938, page 76, Register`s Office for Davidson County, Tennessee, dated September 1, 1989.