Davidson County DEEDTRS
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Fees:23.00 Taxes:2960.00

20080604-0056934

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20060720-0087483

Responsible Taxpayer and Property Owner:
Tax Parcel No. 158 02 0 015

Name: US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4

Address: c/o 7105 Corporate Drive
Plano, TX 75024

Common Description: 6240 Hillsboro Pike
Nashville, TN 37215

Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $800,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 13th day of May, 2008

Notary Public
My Commission Expires: 10/21/2011

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Robert Scofield and Beth E. Scofield** dated **06/16/2006** and recorded **07/20/2006** at Instrument No.

20060720-0087483, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **May 13, 2008** at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4** became the highest and best bidder(s) at and for the sum of **$800,000.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4**, Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Instrument No. **20060720-0087483**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 13th day of May, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 13th day of May, 2008.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/2011

LEGAL DESCRIPTION EXHIBIT A

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture eleven (11) acre tract lying on the East side of Hillsboro Pike and described as follows:

BEGINNING at an iron pin on the North boundary of the Goodpasture tract, said pin being 317.3 feet measured along the North boundary from the Northeast corner of said Goodpasture tract; thence South 0 degrees 21' East, 387.1 feet to an iron pin on the South boundary of the Goodpasture tract, it being 321.3 feet measured along the South boundary from the Southeast corner of the Goodpasture tract; thence North 86 degrees 00' West with the said South boundary, 226' to a point; thence North 0 degrees 21 minutes West 387.1 feet to a point on the North boundary of the Goodpasture tract; thence, South 86 degrees 00' East with the said North boundary 226' to the point of beginning. A 30 foot easement, more or less, along the northerly line of subject property serving the premises in question, of record in Book 2924, page 59, said Register's Office.

Being the same property conveyed to Grantors(s) by deed of even date being filed for record simultaneously herewith in Instrument No. 20060720000748 Register's Office for Davidson County, Tennessee.



