RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kristin M. Quince a/k/a Kristin Marie McGill

GRANTEE(s)
U.S. Bank National Association JP Morgan 2006-S1

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 06/30/08 13:48 2 pgs
Fees:13.00 Taxes:447.52
20080630-0067223

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 28, 2005 and recorded October 3, 2005, as Instrument No. 20051003-0118608 in the Register's Office of Davidson County, Tennessee, Kristin M. Quince a/k/a Kristin Marie McGill conveyed to Matt B. Murfree, as Trustee for Guaranty Trust Company, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON L. SQUYRES** as Successor Trustee and **BILLY GLASS** as Co-Trustee by instrument of record recorded on May 8, 2008 as Instrument No. 20080508-0047796 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on June 25, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to U.S. Bank National Association JP Morgan 2006-S1, at and for the sum of $120,951.62, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association JP Morgan 2006-S1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said U.S. Bank National Association JP Morgan 2006-S1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 4, Wembley Downs, Section One, Second Revision, as shown by plat of record in Plat Book 7900, Pagae 301, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed to Kristin M. Quince, unmarried, by Deed from Carolyn L. Wedekind, unmarried as of record in instrument 20051003-0118607 Register's Office for said County.
>
> Commonly known as: 507 Selsey Court S, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 06410C00-400CO

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto U.S. Bank National Association JP Morgan 2006-S1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 26th day of June, 2008.

Aaron L. Squyres, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron L. Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument asSuccessor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26th day of June, 2008.

Melissa J. Peresko
Notary Public

My Commission Expires:

MELISSA C. PERESKO
Notary Public Arkansas
Pulaski County
My Commission Expires 09-08-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,951.62, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron L. Squyres
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron L. Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 26th day of June, 2008.

Melissa J. Peresko
Notary Public

My Commission Expires:

MELISSA C. PERESKO
Notary Public Arkansas
Pulaski County
My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association JP Morgan 2006-S1
3415 Vision Drive
Columbus, OH 43219