Davidson County DEEDTRS
Recvd: 07/31/08 11:28 2 pgs
Fees:13.00 Taxes:572.21
20080731-0078534

This Instrument was prepared by:
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901.525.2427
(0022661813)

SUBSTITUTE TRUSTEE'S DEED

On the 30th day of May, 2003 **JERMONE OVERTON and SHERYL OVERTON** executed a Deed of Trust to American Title, Inc. Davidson County, TN, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20030610-0080114** and James A. Crislip, Jr. of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20080506-0046556.**

The property is known as 2607 Sandy Drive, Nashville, Tennessee 37216 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Tennessean newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on April 11, April 18 and April 25, 2008. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Thursday, May 8, 2008 at 11:30 a.m. and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **JPMORGAN CHASE BANK, AS TRUSTEE** for the sum of **$154,650.00**, which was the highest and best valid bid offered, and the purchaser, **JPMORGAN CHASE BANK, AS TRUSTEE,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Jr., Substitute Trustee, does hereby bargain, sells, and conveys unto the purchaser, **JPMORGAN CHASE BANK, AS TRUSTEE**, the property above mentioned and now more fully described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 14 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Sandy Drive at the northeast corner of Lot No. 13 on said Plan; thence with the westerly margin of said Drive northwardly 80 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31. 42 feet to the southerly margin of Andrew's Place; thence with the southerly margin of said Andrew's Place westwardly 130 feet; thence south 33 degrees west 100 feet to the northwest corner of Lot No. 13; thence with the line between Lots Nos. 13 and 14 eastwardly 150 feet to the beginning.

Being the same property described by deed of record in Book 10042, Page 878, Register's Office for Davidson County, Tennessee.

Parcel No. 07305019400

The said James A. Crislip, Jr., Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said James A. Crislip, Jr., Substitute Trustee, has hereunto set his hand this 8th day of May, 2008.

JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of May, 2008, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, Jr., 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 at office the day and year above written.

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$154,650.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 8th day of May, 2008.

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 2607 Sandy Drive Nashville, TN 37216	GRANTEE & Send Tax Notice to: JPMorgan Chase Bank as Trustee c/o EMC Mortgage Corporation P.O. Box 293150 Lewisville, TX 75029-3150	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427