Davidson County DEEDTRS
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Prepared by and Return to:
Laura Grifka/ccollymore 07/31/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 08-02293 /Christopher M. Moran and Robin Moran

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated June 21, 2001, and recorded in the Register's Office of Davidson County, Tennessee, on July 13, 2001 at Instrument No. 20010713-0074615, ("Deed of Trust"), Christopher M. Moran and Robin Moran conveyed to Title Escrow of Robertson County, 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. 200802200016544, 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 07/11, 07/18, 07/25, in The Nashville Record – Davidson, by which advertisement the sale was held on July 31, 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 $87,550.00; 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 July 31, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On July 31, 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

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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 $87,550.00, 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 July 31, 2008.

Notary Public

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

Map & Parcel No.: 11911010800
Property Address: 2615 Joplin Drive
Nashville, TN 37210

Exhibit "A"

Land in Davidson County, Tennessee being part of Lot Nos. 38 and 39 on the Plan of Thompson Lane Park, as of record in Book 2331 Page 118, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the southerly margin of Joplin Drive, said point being the common corner of Lots No. 37 and 38; thence easterly 48.42 feet with the southerly margin of Joplin Drive and a curve to the left having a radius of 510.42 feet to a point in the westerly margin if Interstate Highway No 24 thence S 21 deg. 51 min E 195.82 feet with the westerly margin of Interstate Highway No 24 to a point in the common boundary lines of Lots Nos. 39 and 40, said point being S 30 deg. 13 min W 147.80 feet from the southerly margin of Joplin Drive; thence S 30 deg. 13 min W 88.40 feet with the common line of Lot Nos. 39 and 40 to a point in the north line of Lot No. 42; thence N 78 deg. 47 min W 166 feet to a common corner of Lots Nos. 37 and 38 in the north line of Lot No. 43, thence northerly 254.8 feet with the common line of Lots Nos. 37 and 38 to the point of beginning.

Being the same property conveyed to Christopher Moran and Robin Moran by deed of record in Book 11521, Page 690, Registers Office, Davidson County, Tennessee.