Davidson County DEEDTRS
Recvd: 10/09/08 15:24 2 pgs
Fees:13.00 Taxes:252.75
20081009-0102608

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
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901.525.2427
(0022664007)

SUBSTITUTE TRUSTEE'S DEED

On the 4th day of September, 2003 **PATRICIA C. TYDA** executed a Deed of Trust to Hardison Land Title, Davidson County, TN, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20030910-0132126** 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 20080821-0085773.**

The property is known as 518 Highland View Drive, Hermitage, Tennessee 37076 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 August 15, August 22 and August 29, 2008. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, September 8, 2008 at 11:30 a.m. **At which time the sale was adjourned to Monday, September 6, 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 **The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4** for the sum of **$68,310.00**, which was the highest and best valid bid offered, and the purchaser, **The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4**, 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, **The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4**, the property above mentioned and now more fully described as follows:

SITUATE in Davidson County, State of Tennessee and being more particularly described as follows:

Lot 3-A, Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 21 of the Rachel's Square Planned Unit Development, Section 1 as shown by a map of record in Plat Book 6250 at page 539 in the Davidson County , Tennessee Register of Deeds Office.

Being the same property described by deed of record as Instrument No. 20001212-0122504, Register's Office for Davidson County, Tennessee.

Parcel No. 075-07-279.00

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 6th day of October, 2008.

JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of October, 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.

NOTARY PUBLIC

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

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, **$68,310.00**, 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 6th day of October, 2008.

NOTARY PUBLIC

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

FOR REGISTER'S USE ONLY

Property known as: 518 Highland View Drive Hermitage, TN 37076	GRANTEE & Send Tax Notice to: The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan 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