BILL GARRETT, Davidson County
Trans: T20090056693 DEEDTRS
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Fees: 18.00 Taxes: 338.28

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Prepared and Recorded by:
RECONTRUST COMPANY, N.A.
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082

TS#:09 -0029269

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) JPMC Specialty Mortgage	(NAME) JPMC Specialty Mortgage	081-08-0117
(STREET ADDRESS OR ROUTE NUMBER) 400 Countrywide Way	(STREET ADDRESS) 400 Countrywide Way	
(CITY) (STATE) (ZIP) Simi Valley CA 93063	(CITY) (STATE) (ZIP) Simi Valley CA 93063	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the July 10, 2009, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated March 8, 2004, recorded on March 11, 2004, as Instrument No. 20040311-0028144, Register's Office for Davidson, Tennessee (the "Deed of Trust"), VICTOR MCCOY AND WIFE VALERIE MCCOY (collectively "Borrower"),conveyed to AARON L SQUYRES, AS SUCCESSOR AND CRYSTANNA DUFFY AS CO-TRUSTEE, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 8, 2004, (the "Note"); and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, the Beneficiary under the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead AARON L SQUYRES, AS SUCCESSOR AND CRYSTANNA DUFFY AS CO-TRUSTEE, said appointment being set forth on March 26, 2009, as Instrument No. 20090326-0027307 said Register's Office; and

WHEREAS, the Substitute Trustee caused notice to be published as provided in the Deed of Trust and Note in the DAVIDSON AM that the Property would be sold on June 12, 2009, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on May 22, 2009, May 29, 2009 and June 5, 2009, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and announced to to those assembled that the sale was postponed to July 10, 2009 at same time and place. On July 10, 2009 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to JPMC SPECIALTY MORTGAGE LLC at the price of $91,427.93, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $91,427.93, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto JPMC SPECIALTY MORTGAGE LLC ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 376 ON THE NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

ALSO KNOWN AS: 1825 DELTA AVE, NASHVILLE, TN

Borrower's source of title is that certain Warranty Deed dated March 5, 2004, recorded March 11,2004 ,Instrument # 20040311-0028143, said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; (3) any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Sandra L. Hickey
Print Name: Sandra L. Hickey
Title: ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, M J Parvin, of the state and county aforesaid, personally appeared Sandra L. Hickey of RECONTRUST COMPANY, N.A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be ASSISTANT SECRETARY of RECONTRUST COMPANY, N.A., a corporation, and that s/he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself/himself as such officer.

WITNESS my hand and seal at office in DALLAS, TEXAS this 10th day of August, 2009.

Notary Public

My commission expires:

_____

M. J. PARVIN
MY COMMISSION EXPIRES
March 25, 2010

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $91,427.93.

Sandra L. Hickey
Affiant

Sworn to and subscribed before me this 10th day of August, 2009.

Notary Public

My commission expires:

_____

M. J. PARVIN
MY COMMISSION EXPIRES
March 25, 2010

M. J. PARVIN
MY COMMISSION EXPIRES
March 25, 2010