BILL GARRETT, Davidson County
Trans:T20100049976 DEEDTRS
Recvd: 08/12/10 10:20 3 pgs
Fees:18.00 Taxes:879.74
20100812-0063689

Prepared by and Return to:
Patrick Taggart/ccollymore 08/05/2010
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

# SUBSTITUTE TRUSTEE'S DEED

Chase (WAMU 908)
File No. 10-13167 /Sandra J. Lopez and Cynthia D. Maldonado and Jorge Maldonado

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated February 28, 2003, and recorded in the Register's Office of Davidson County, Tennessee, on March 5, 2003 at Instrument No. 20030305002903 5, ("Deed of Trust"), Sandra J. Lopez and Cynthia D. Maldonado and Jorge Maldonado conveyed to John L. Matthews, 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 JPMorgan Chase Bank, National Association; and

WHEREAS, JPMorgan Chase Bank, National Association, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201008020060276, 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 Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 7/15/2010, 7/22/2010, and 7/29/2010. The sale was held on August 5, 2010, 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 JPMorgan Chase Bank, National Association, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $237,766.84; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to JPMorgan Chase Bank, National Association, 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 JPMorgan Chase Bank, National Association as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** as Substitute Trustee, does hereby grant, bargain, sell and convey unto JPMorgan Chase Bank, National Association, 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 JPMorgan Chase Bank, National Association, its successors and assigns, forever, to whom the said **MCC TN, LLC** 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, **MCC TN, LLC**, has hereunto executed, on August 5, 2010.

**MCC TN, LLC**
Substitute Trustee

**STATE OF GEORGIA**
**COUNTY OF DEKALB**

On August 5, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, 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.

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:_____

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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 $237,766.84, 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 August 5, 2010.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, FL 32256

**Map & Parcel No.: 176-10-A/78.00**
**Property Address: 5109 Singing Hills Drive**
**Antioch, TN 37013**

**Exhibit "A"**

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036167, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra J. Lopez and Cynthia D. Maldonado by a Warranty Deed recorded in instrument number 20030305-0029034 in the Registers Office of said county.