PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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BILL GARRETT, Davidson County
Trans:T20100050948 DEEDTRS
Recvd: 08/17/10 10:23 2 pgs
Fees:13.00 Taxes:372.96
20100817-0064874

Name: Renate Miller, Norman B. Miller and Graham B. Miller
S & K#: 10-005962

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 31, 2006, recorded in Instrument number 20060602-0065444 in the Register's Office of Davidson County, Tennessee, Renate Miller, a married woman, and Norman B. Miller, husband, and Graham B. Miller, unmarried, conveyed to Larry N. Westbrook, Esq., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20100629-0050722, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 23, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00PM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to U.S. Bank, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2006-A5, whose address is PHH Mortgage Corporation, 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054 at and for the sum of $100,800.00, that being the highest and best bid offered; and,

WHEREAS, the said U.S. Bank, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2006-A5, has assigned it's interest in the said property to HSBC Bank USA, National Association, as trustee (the "Trustee") of J.P. Morgan Alternative Loan Trust 2006-A5 (the "Trust"); and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2006-A5, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said HSBC Bank USA, National Association, as trustee (the "Trustee") of J.P. Morgan Alternative Loan Trust 2006-A5 (the "Trust"), its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Unit 242, on the Plan of Phase Two, Nashboro Village, Tract Number 21, of record in Book 4660, Page 159, as amended by Instrument Number 20050222-0018814, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Point, as recorded in the Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060602-0065444 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20060602-0065444 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200602140017746, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto HSBC Bank USA, National Association, as trustee (the "Trustee") of J.P. Morgan Alternative Loan Trust 2006-A5 (the "Trust"), its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of July, 2010, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

KRISSY GILLUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:
June 4, 2013

My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $100,800.00.

Affiant

Subscribed and sworn to before me on the date written above.

My Commission Expires:
June 4, 2013

My commission expires:

Notary Public

KRISSY GILLUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 2484 Nashboro Boulevard, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association, as trustee (the "Trustee") of J.P. Morgan Alternative Loan Trust 2006-A5 (the "Trust")
2001 Bishops Gate Blvd.
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054

S & K #:10-005962
Map & Parcel – 135120E24200