FILE NO.: 416.1012293TN\Q

BILL GARRETT, Davidson County
Trans:T20100053026 DEEDTRS
Recvd: 08/26/10 09:13 2 pgs
Fees:13.00 Taxes:518.00
20100826-0067428

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 21, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument 200510030118464, ("Deed of Trust")Charles Ervin conveyed to Charles Boner, 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 Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6; and

WHEREAS, **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20100702-0052041** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on June 18, 25 and July 2, 2010, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 19, 2010, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, 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 Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $140,000.00; and

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 Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

The following described property in Davidson County, to wit: Being Lot 22 and part of Lot 21 on the Map of the W.W. Gray Subdivision, as of record in Book 974, page 22, Register's Office for said County. Said Lot No 22 fronts 100 feet on the Northerly side of Melrose Avenue and runs back between parallel lines, 150 feet to a dead line, measuring 100 feet thereon. Said part of Lot No. 21 is described as follows: Beginning at a point in the Northerly margin of Melrose Avenue (now Charles Drive), at the corner of Lots 21 and 22; thence with the line between said lots, Northwardly 150 feet to a point, being the common rear corner of Lots 21 and 22; thence Southeastwardly diagonally across Lot No. 21, 181 feet, more or less to a point, said point being the Southeast corner of said Lot No. 21; and said point being the Northerly margin of Melrose Avenue; thence Westwardly with the margin of the same, 100 feet to the beginning, said part of said lot being triangular in shape. Being the same property conveyed to Charles Ervin by Deed dated June 20, 2000 and recoded June 23, 2000 in Deed Instrument Number 200006230062637 in the Register's Office of Davidson County, Tennessee. Parcel #042-12-0-040.00

The last recorded Warranty Deed was filed of record at Instrument 200006230062637 in the Register's Office of Davidson County, TN.

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 Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, 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, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 19th day of August, 2010.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 19th day of August, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

MATTHEW WILLIAMSON NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPT. 25, 2011

Notary Public

My Commission Expires: 9/25/11

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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 $140,000.00, 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 THIS 19TH DAY OF AUGUST 2010.

MATTHEW WILLIAMSON NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPT. 25, 2011

Notary Public

My Commission Expires: 9/25/2011

File No.: 416.1012293TN (Ervin)
Property Address: 502 Charles Drive, Madison, TN 37115
Tax Parcel ID No.: 04212004000

Mail Tax Notices To and Property Owner:

Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 770812226