Prepared by and Return to:
Patrick Taggart
McCurdy & Candler, L.L.C.
P.O. Box 57
Decatur, GA 30031
File No. 10-14737

BILL GARRETT, Davidson County
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AFFIDAVIT AFFECTING TITLE TO LAND

STATE OF GEORGIA
COUNTY OF FULTON

NOTE TO CLERK:
CROSS REFERENCE TO INSTRUMENT NO. 201008310069004 AND Book 11627, Page 908 AND INSTRUMENT NO. 200705020052270 DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE.

Borrowers: Terry W. Ryman, Sr. and Melissa Gail Ryman
Grantor: JPMorgan Chase Bank, Nation Association
Grantees: Terry W. Ryman, Sr. and Melissa Gail Ryman

In Re: Substitute Trustee's Deed made and entered into August 26, 201- by and between MCC TN, LLC, Trustee, as Party of the First Part and, JPMorgan Chase Bank, National Association, as Party of the Second Part, recorded in Instrument No. 201008310069004, Davidson County, Tennessee Register's Office conveying real property described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Pattersons Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry W. Ryman and wife, Melissa Gale Ryman from Shirley B. Hutson Levenson and husband Martin H. Levenson (formerly Shirley B. Hutson by Warranty Deed dated October 27, 1988 and recorded November 1, 1988 in Book 7691, Page 686, Registers Office for Davidson County, Tennessee.

BEFORE ME, THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned deponent, who having been duly sworn deposes and says on oath that this affidavit relates to the real property referred to in the caption hereof. Affiant makes the following statements under oath as being relevant and material to the title of said property:

1.

I am over the age of eighteen years and suffering under no legal disability. I have personal knowledge of the facts set forth herein by virtue of my employment as Attorney with the firm of McCurdy & Candler, L.L.C., whose address is 3525 Piedmont Road NE, Building 6, Suite 700, Atlanta, Georgia 30305.

2.

On the 12th day of August, 1999, Terry W. Ryman, Sr. and Melissa Gale Ryman executed a certain Deed of Trust to North American Mortgage Company, which is recorded at Book 11627, Page 908, Davidson County, Tennessee Register's Office. This Deed of Trust was given to secure an indebtedness of Fifty Four Thousand Four Hundred and no/100 Dollars ($54,400.00), and was lastly assigned to JPMorgan Chase Bank, National Association. The subject Deed of Trust was modified at Instrument No. 200705020052270, Davidson County, Tennessee Register's Office.

3.

Pursuant to the power of sale contained in the aforesaid security deed, JPMorgan Chase Bank, National Association advertised and sold the property at a foreclosure sale scheduled for August 26, 2010. The property was sold to JPMorgan Chase Bank, National Association for the sum of Fourty Two Thousand One Hundred Eighty Eight 55/100 Dollars ($42,188.55), on August 26, 2010.

4.

Subsequent to the aforementioned foreclosure sale, JPMorgan Chase Bank, National Association and Terry W. Ryman, Sr. and Melissa Gale Ryman have mutually agreed to rescind said foreclosure sale and reinstate the aformentioned Deed of Trust recorded at Book 11627, Page 908, Davidson County, Tennessee Register's Office; as modified at Instrument No. 200705020052270, Davidson County, Tennessee Register's Office.

5.

The Substitute Trustee's Deed for the August 26, 2010 Foreclosure Sale was sent to record immediately after sale and was recorded on August 31, 2010, at Instrument No. 201008310069004, Davidson County, Tennessee Register's Office. Due to the mutual agreement between JPMorgan Chase Bank, National Association and Terry W. Ryman, Sr. and Melissa Gale Ryman, the foreclosure sale and Substitute Trustee's Deed should be considered void as a matter of law and the Deed of Trust reinstated as a first in priority security interest in and to the Property.

6.

The Affiant understands that future purchasers, lenders, attorneys and title examiners will be relying on the statements contained herein.

Patrick Taggart
McCurdy & Candler, L.L.C.
Affiant

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patrick Taggart with whom I am personally acquainted, and who acknowledged herself/himself to be the attorney at McCurdy and Candler, LLC, the within named affiant, and as such being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing for and in behalf of the above named law firm.

Witness my hand and seal this 30th day of September, 2010.

Notary Public

My commission expires:

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