FILE NO.: 1115.1018918TN\A

BILL GARRETT, Davidson County
Trans:T20110017797 DEEDTRS
Recvd: 03/28/11 10:15 5 pgs
Fees:28.00 Taxes:148.00
20110328-0023559

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 November 30, 2005 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200512060146761, ("Deed of Trust")Kevin P Quinn conveyed to Larry A. Weissman, 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 U.S. Bank National Association as Trustee for JP ALT 2006-S2; and

WHEREAS, **U.S. Bank National Association as Trustee for JP ALT 2006-S2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201101070002092** in the Register's Office of Davidson County, TN; and

WHEREAS, pursuant to Tenn. Code Ann. 35-5-117 (i), not less sixty (60) days prior to the first publication required by 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 December 31, January 7 and 14, 2011, in Davidson AM, by which advertisement the sale was held on February 24, 2011, at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway, in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument20090420-0035415. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

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 **U.S. Bank National Association as Trustee for JP ALT 2006-S2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $40,000.00; 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 U.S. Bank National Association as Trustee for JP ALT 2006-S2 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 **U.S. Bank National Association as Trustee for JP ALT 2006-S2**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

LOT No. 244 on the Plan of Miro Meadows, as of record in Book 1424, page 95, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Kevin P. Quinn by quitclaim deed from Tina Marie Quinn, dated April 1, 1991 and filed of record in Book 8350, page 571, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.

The last recorded Warranty Deed was filed of record at Instrument No. 8350, Page 571 in the Register's Office of Davidson County, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

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 **U.S. Bank National Association as Trustee for JP ALT 2006-S2**, 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 24th day of February, 2011.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 24th day of February, 2011, 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.

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 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 $40,000.00, 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 24TH DAY OF FEBRUARY 2011.

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 27, 2012

Notary Public

My Commission Expires:

File No.: 1115.1018918TN (Quinn)
Property Address: 1203 Kraft Drive, Nashville, TN 37217
Tax Parcel ID No.: 120-01-0-087.00

Mail Tax Notices To and Property Owner:

SunTrust Mortgage, Inc
P O Box 27767
Richmond, VA 23261

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on November 30, 2005, by Kevin P Quinn to Larry A. Weissman, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 200512060146761, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association as Trustee for JP ALT 2006-S2; and

WHEREAS, U.S. Bank National Association as Trustee for JP ALT 2006-S2, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Nationwide Trustee Services, Inc., as Substitute Trustee by instrument filed for record in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, **January 27, 2011**, commencing at **12:00 PM**, at the Main Entrance of the Davidson County Register of Deeds of the Sommet Center at the corner of 6th & Broadway,

of Davidson County, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit:

LOT No. 244 on the Plan of Miro Meadows, as of record in Book 1424, page 95, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin P. Quinn by quitclaim deed from Tina Marie Quinn, dated April 1, 1991 and filed of record in Book 8350, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

PROPERTY ADDRESS: 1203 Kermit Drive, Nashville, TN 37217

CURRENT OWNER(S): Kevin Patrick Quinn aka Kevin P. Quinn

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 20090420-00354, Page 15. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Judgment in favor of Faith Quinn in the amount of $12,512.65 filed 10/8/09 in Book 200910080093978;

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain

Exhibit A

NATIONWIDE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329
(770) 234-9181
FAX (770) 234-9192

2010 DEC 28 PM 3:36

December 27, 2010

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

Area Director- Compliance
Attn: Technical Support- Wendy Smoot
801 Broadway MDP 53
Nashville, TN 37203

Re: Notice of Federal Tax Lien
File Number: 1115.1018918TN
Name Per Client: Kevin P Quinn
Property Address: 1203 Kermit Drive
Nashville, TN 37217

Dear Sir or Madam:

I am writing to advise you in accordance with 26 U.S.C. 7425 that SunTrust Mortgage, Inc has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 6, 2011, but has been reset to January 27, 2011. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument 20090420-0035415.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Kevin Quinn. A copy(ies) of the deed(s) conveying the subject property into said individual(s) is/are also enclosed.

The unpaid principal balance of the loan against the above-referenced property is approximately $ 55,839.56. Interest through the sale date is approximately 3108.27. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions

Exhibit B

about this matter, please do not hesitate to contact this office.

Sincerely,
Prommis Solutions, LLC on behalf of
Nationwide Trustee Services, Inc.

Amy L. Gonzalez

Enclosures
cc: SunTrust Mortgage, Inc