BILL GARRETT, Davidson County
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Prepared by and Return to:
Patrick Taggart/hrylee 08/16/2012
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

JPMorgan Chase Bank
File No. 09-19169 /Elizabeth W. Brantley and Douglas A. Yaw

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated May 18, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on May 23, 2005 at Instrument No. 20050523-0058044, re-recorded 06/02/05 at Instrument # 20050602-0062618, ("Deed of Trust"), Elizabeth W. Brantley and Douglas A. Yaw conveyed to Amy Adams Gowan, 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 The Bank of New York Mellon formerly known as The Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2005-AR3 Mortgage Pass-Through Certificates Series 2005-AR3; and

WHEREAS, The Bank of New York Mellon formerly known as The Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2005-AR3 Mortgage Pass-Through Certificates Series 2005-AR3, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20120614-0052060, 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 06/14/2012, 06/21/2012 and 06/28/2012. The original sale date was postponed in accordance with TCA 35-5-101(f), and all announcements and notifications were made as required therein. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale. The sale was held on August 16, 2012, 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 The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $514,959.82; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3, its successors and assigns;

WHEREAS, the 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-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3 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 The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3, 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 The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3, 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 16, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On August 16, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged to be the Assistant Secretary of MCC TN, LLC, the within named bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability corporation.

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

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF FULTON

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 $514,959.82, 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 16, 2012.

Notary Public

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

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

Map & Parcel No.: 08209027000
Property Address: 1228 6th Avenue North
Nashville, TN 37208

Exhibit "A"

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 95 and the southerly 3 1/2 feet of Lot No. 96 on the Map of D. T. McGavocks First Addition to Nashville of record in Book 10, Pages 606 and 609, in the Registers Office for Davidson County, Tennessee.
Said parts of said lots adjoin and front together 43 1/2 feet on the easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.
BEING the same property conveyed to Elizabeth W. Brantley and Douglas A. Yaw, husband and wife, by Warranty Deed from Joni ONeil Henderson, an unmarried person of record as Instrument No. 20050523-0058043, Registers Office for Davidson County, Tennessee.
Parcel ID No.: 08209027000