BILL GHERRELL, Davidson County
Trans:T20120091834 DEEDTRS
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Prepared by and Return to:
Patrick Taggart/ccollymore 11/29/2012
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. 12-04679 /Terry Pugh and Deborah Pugh

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated January 8, 2004, and recorded in the Register's Office of Davidson County, Tennessee, on January 21, 2004 at Instrument No. 20040121-0008259, ("Deed of Trust"), Terry Pugh and Deborah Pugh conveyed to Consumer Trusts, 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, 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7; and

WHEREAS, 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20120917-0084082, 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 11/8/2012, 11/15/2012, and 11/22/2012. 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 November 29, 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 2004-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR7, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $63,166.40; 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 2004-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR7, 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 2004-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR7 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 2004-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR7, 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 2004-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR7, 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 November 29, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On November 29, 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 MY COMMISSION EXPIRES MARCH 4, 2016 NEWTON COUNTY, GA

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 $63,166.40, 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 November 29, 2012.

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

Notary Public

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

Map & Parcel No.: 150-7-237
Property Address: 3255-B Anderson Road
Antioch, TN 37013

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3-A ON THE PLAN OF ZONE LOT DIVISION LOTS 2, 3, AND 4 LAKESHORE WOODS AS OF RECORD IN BOOK 6250, PAGE 484 (WHICH AMENDS PLAT OF LOT 3 AT BOOK 5200, PAGE 502) REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.
THIS BEING THE SAME PROPERTY CONVEYED TO TERRY PUGH BY WARRANTY DEED OF RUSSELL H. CODDINGTON AND WIFE, DIANE M. CODDINGTON DATED DECEMBER 29, 1999 AND RECORDED JANUARY 18, 2000 IN INSTRUMENT NO. 200001180005463, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Parcel ID No.: 150-7-237