THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

Davidson County DEEDTRS
Recvd: 02/06/07 08:49 4 pgs
Fees:23.00 Taxes:482.55
20070206-0015195

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Thomas J. Anderson, Jr. and Mary T. Anderson, by Deed of Trust (the "Deed of Trust") dated May 20, 1998, of record in Book 10954, Page 430, Register's Office for Davidson County, Tennessee, conveyed to Nashville Escrow Company, a Tennessee Corporation (John M. Jordan of Davidson County, Tennessee), Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Laguna Capital Mortgage Corporation, a California Corporation, as last transferred to GMAC Mortgage by assignment recorded in **Instrument Number 20070206-0015194, Davidson County, Tennessee records, and

**BY ASSIGNMENT RECORDED SIMULTANEOUSLY HEREWITH

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20061030-0134638 said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record (newspaper) on November 9, 2006, November 16, 2006, and November 23, 2006; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th and Broadway at the front entrance to Gaylord Entertainment Center in Nashville, Tennessee at 12:00 p.m. on December 14, 2006. And, GMAC Mortgage LLC, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Thirty Thousand Four Hundred Nineteen Dollars And Twenty Seven Cents Dollars ($130,419.27).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly

Our File # FC06-584
Loan # 835015786

described as follows:

Being Lot No. 140 on the Plan of Phase 5B, Waterford Subdivision, of record in Plat Book 7900, Pages 838 & 839, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Anderson, Jr. and wife, Mary T. Anderson by deed from J & M Homebuilders, Inc., a Tennessee Corporation of record in Book 9725 Page 182 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22 day of December, 2006.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

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Loan # 835015786

ACKNOWLEDGMENT

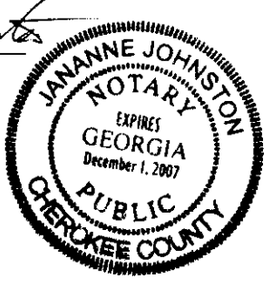
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 22 day of December, 2006.

Jananne Johnston
Notary Public

My Commission expires:



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FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $130,419.27.

Kathy McCrary
Affiant

Subscribed and sworn to before me this 22 day of December, 2006.

Jananne Johnston
Notary Public

My commission expires:

JANANNE JOHNSTON NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES December 1, 2007

PROPERTY ADDRESS:
508 Riverway Cove Lane
Old Hickory, TN 37138

ADDRESS NEW OWNER:
GMAC Mortgage LLC
3451 Hammond Avenue
Waterloo, WI 50702

SEND TAX BILLS TO:
GMAC Mortgage LLC
3451 Hammond Avenue
Waterloo, WI 50702

MAP/PARCEL NOS.
53-06-0-B; 91.00

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