Davidson County DEEDTRS
Recvd: 11/21/07 13:46 3 pgs
Fees:18.00 Taxes:214.60

20071121-0136466

Prepared by and Return to:
Laura Grifka/pbogle 11/15/2007
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Homecomings Financial
File No. 07-12520 /Angelo Bryant

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated July 26, 2005, and recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 200508010089303, ("Deed of Trust"), Angelo Bryant conveyed to American Title Company, Inc., 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20071109-0132344, in 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 conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 10/19/07, 10/26/07, 11/2/07, in Ashland Times , by which advertisement the sale was held on November 15, 2007, 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 U.S. Bank, N.A., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $58,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to U.S. Bank, N.A., its successors and assigns;

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, N.A. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto U.S. Bank, N.A., 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 U.S. Bank, N.A., its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on November 15, 2007.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On November 15, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

My Commission Expires: 7/25/10

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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 $58,000.00, 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 November 15, 2007.

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Homecomings Financial, LLC
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map & Parcel No.: 05811007400
Property Address: 516 Phipps Drive
Nashville, TN 37218

Exhibit "A"

Property located at: 516 Phipps Dr. DAVIDSON COUNTY, Nashville, TN 37218 AND:

Being Lot No. 129A on the Plan of Zone Lot Division Lots 128, 129 and 130, Royal Hills, Section 1, of record in Book 4675, page 73, as amended in Book 6900, page 1, Register's Office for said County. Said Lot No. 129A fronts 41.53 feet on the westerly margin of Phipps Drive and extends back 205.63 feet on the southerly line and 202.57 feet on the northerly line to a dead line in the rear, measuring 20.30 feet thereon.

Being the same property conveyed to Yvette R. Lowery by deed dated 12-16-94, from Henry G. Cisneros, Secretary for Department of HUD, filed for record on 01-17-95, in Book 9572, page 654, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Bryant on 07-26-05, by deed from Yvette R. lowery, filed for record in Instrument No. 20050801-0089302, Register's Office for Davidson County, Tennessee.