Davidson County DEEDTRS
Recvd: 04/02/08 14:07 3 pg
Fees:18.00 Taxes:439.73
20080402-0033225

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Banco Popular North America 9600 W. Bryn Mawr Rosemont, IL 60018	Same	Map/Parcel 043-06-0-351.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSL) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Maria Alicia Lopez-Cervantes, by Deed of Trust of record as Instrument No. 20070802-0091752 (the "Deed of Trust"), transferred and conveyed to Rudy Title & Escrow, Trustee, the property described in Exhibit "A" attached hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20080222-0017674, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), April 1, 2008, outside the door of the Register of Deeds Office located at 501 Broadway, Suite 501, Sommet Center, in Nashville, Tennessee, when and where Banco Popular North America ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Eighteen Thousand Eight Hundred Forty-Five and 05/100 Dollars ($118,845.05).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $118,845.05.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 8/23/2011

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1784141 v1
108062-011 04/01/08

NOW, THEREFORE, in her capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Carter S. Lowrance, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Carter S. Lowrance, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under her. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The real property is commonly known as 325 Nix Drive, Madison, Davidson County, Tennessee, 37115.

Words used herein indicating number or gender shall be read as context may require.

Dated this 1st day of April, 2008.

Carter S. Lowrance

Carter S. Lowrance, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Carter S. Lowrance, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of April, 2008.

Barbara Kimmins

Notary Public
My Commission Expires: 8/03/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

1784141 v1
108062-011 04/01/08

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 46 of Anderson Estates of record in Plat book 6200, page 727, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Maria Alicia Lopez-Cervantes by deed of record as Instrument No. 20070802-0091751, said Register's Office.