Davidson County DEEDTRS
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Fees:18.00 Taxes:396.27
20080403-0033711

Prepared by and Return to:
Laura Grifka/pbogle 03/27/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-04797 /Ricky L. Carney

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 23, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on September 11, 2006 at Instrument No. 200609110111976, ("Deed of Trust"), Ricky L. Carney conveyed to Ernest B. Williams IV, 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 GMAC Mortgage, LLC; and

WHEREAS, GMAC Mortgage, LLC, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20080313-0025221, 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 3/7, 3/14, 3/21, in The Nashville Record - Davidson, by which advertisement the sale was held on March 27, 2008, 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 GMAC Mortgage, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $107,100.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to GMAC Mortgage, LLC, 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 GMAC Mortgage, LLC 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 GMAC Mortgage, LLC, 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 GMAC Mortgage, LLC, 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 March 27, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 27, 2008, 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

My Commission Expires: 7/25/10

PATRICK R. HAGGARD NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010 FULTON COUNTY

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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 $107,100.00, 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 March 27, 2008.

Notary Public

PATRICK R. HAGGARD NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010 FULTON COUNTY

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

Map & Parcel No.: 06413000300
Property Address: 4300 Old Hickory Boulevard
Old Hickory, TN 37138

Exhibit "A"

Land in Davidson County, Tennessee, lying in the 14th Civil District and being Lot No. 20 of Block 3, on the map of Berryville of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of Hadley Bend Road or Old Hickory Blvd and runs back between parallel lines along the southerly margin of 4th Street, 150 feet to an alley.

Being the same property conveyed to James Lane and wife, Jerry L. Lane by deed from Cyril Banks and wife, Frances L. Bank, of record in Book 4563, Page 936, being the same property conveyed to Jamye L. Carney by deed of record in Book 7788, Page 803 and James Land and wife, Jerry L. Lane retained a life estate. Jerry L. Lane died 2/25/97 leaving James Lane as surviving life tenant. James Lane and Jamye Carney created a tenancy with right of survivorship by deed of record in Instrument No. 200009250094881, Register's Office for said County.

Being the same property conveyed to James Lane and Jamye L. Carney, Joint tenants with Right of Survivorship, by Quit Claim Deed from James Lane and Jamye L. Carney, dated September 11, 2000, of record in Instrument No. 200009250094881, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Fourth Street, thence along the said south margin North 75 deg. 39 min. East 3 feet more or less to a point, thence along a 20 foot radius curve left southwardly 9.77 feet to a point in the said east margin, thence along he said east margin North 14 deg. 21 min. 20 sec. West 9 feet more or less to the point of beginning and containing 14 square feet.

Being the same property conveyed to Department of Transportation by right-of-way deed for highway purposes from James Lane and wife, Jerry L. lane of record in Book 5613, Page 490, Register's Office for Davidson County, Tennessee.

Further being conveyed to Ricky L. Carney, unmarried by Deed dated August 23, 2006 of record in Instrument No. 200609110111975, Register's Office for said County.

4300 Old Hickory Blvd, Old Hickory, TN 37138