Davidson County DEEDTRS
Recvd: 04/03/08 10:34 3 pgs
Fees:18.00 Taxes:377.40
20080403-0033712

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

Homecomings Financial
File No. 08-04569 /Dennis Talley and Roxanne Talley

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated March 18, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on March 23, 2005 at Instrument No. 20050323-0031684, ("Deed of Trust"), Dennis Talley and Roxanne Talley conveyed to Arnold M. Weiss, 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. 20080313-0025224, 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 U.S. Bank National Association as Trustee, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $102,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to U.S. Bank National Association as Trustee, 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 National Association as Trustee 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 National Association as Trustee, 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 National Association as Trustee, 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 A. TAGGART NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 25, 2010

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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 $102,000.00, 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 March 27, 2008.

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.: 04306033900
Property Address: 930 Snow Avenue
Madison, TN 37115

Exhibit "A"

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Farview Heights, as of record in Book 4660, Page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of lot No. 32 on the Map of Dixie Pure Food Company's Subdivision as of record in Book 161, Page 113, Register's Office for Davidson County, Tennessee, and Parcel C, in Farview Subdivision, Section 2 of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cynthia F. Baker and Charlene F. Smith by deed from Charlie B. Fain, of record as Instrument No. 19991208-0301179, Register's Office for Davidson County, Tennessee. Joel A. Smith, Sr. and John R. Baker join in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Being the same property conveyed to Kenneth Hutchins by deed from Cynthia F. Baker and husband, John R. Baker and Joel A. Smith Sr., and wife, Charlene F. Smith, of record as Instrument No. 20040809-0095509, Register's Office for Davidson County, Tennessee. Said Warranty Deed was re-recorded to correct the legal description, of record as Instrument No. 20041220-0150679, said Register's Office. This property has been further re-recorded to amend the legal description of record as Instrument No. 200503230031682, said Register's Office.

Also being the same property conveyed to Dennis Talley by deed from Kenneth Hutchins of record as Instrument No. 200503230031683, said Register's Office.