Davidson County DEEDTRS
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20080617-0062233

Prepared by and Return to:
Laura Grifka/pbogle 06/05/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

# SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 07-08580 /Anthony David Sinor

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated March 16, 2001, and recorded in the Register's Office of Davidson County, Tennessee, on June 15, 2001 at Instrument No. 200106150063789, re-recorded in Instrument No. 200109210102634, ("Deed of Trust"), Anthony David Sinor conveyed to Michael I. Mossman, 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. 200806040057195, 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 5/16, 5/23, 5/30, in The Nashville Record - Davidson, by which advertisement the sale was held on June 5, 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 $54,000.00; 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 June 5, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On June 5, 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 $54,000.00, 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 June 5, 2008.

Notary Public

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

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

**Map & Parcel No.: 80-4-83**
**Property Address: 3109 Doak Avenue**
**Nashville, TN 37218**

**Exhibit "A"**

A parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being part of Block 3 on the map showing G. T. Sheegogs Subdivision, Bordeaux, Tennessee, as of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, being Lot No. 16 on an unrecorded plan of the Subdivision of said Block 3, described according to a survey made by Erie Drake, County Surveyor, February 1, 1937, as follows:

Beginning in the center of Doak Avenue, at the southeast corner of the property conveyed to Earnest B. Dyer and wife, by deed from Loula McPherson and husband, of record in Book 1295, Page 333, said Register's Office; thence with Dyer's southerly line westwardly 150 feet; thence, southwardly 58 feet; thence eastwardly 150 feet to the center of Doak Avenue, thence with the center of said avenue northwardly 54 and one half feet to the beginning.

Being the same property conveyed to Delbert Theodore Sinor and wife, Anne Lee Sinor, by deed recorded in Book 2036, Page 553, Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Anthony David Sinor by Quit Claim Deed, dated March 18, 2001 recorded at Instrument #200106150063788, Re-recorded at Instrument #200109210102633, in the Davdison County Registers Office.