Davidson County DEEDTRS
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Fees:18.00 Taxes:220.15
20080814-0083748

Prepared by and Return to:
Laura Grifka/ccollymore 08/07/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

# SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 07-15565 /Joe Wells and Tina Wells

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 30, 2006 , and recorded in the Register's Office of Davidson County, Tennessee, on September 1, 2006 at Instrument No. 20060901-0108572, ("Deed of Trust"), Joe Wells and Tina Wells conveyed to Bell & Alexander Title Services, 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. 20071210-0142167, 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 7/18, 7/25, 8/1, in The Nashville Record - Davidson, by which advertisement the sale was held on August 7, 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 Mark W. King and Jo Anne J. King, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $59,500.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Mark W. King and Jo Anne J. King, their 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 Mark W. King and Jo Anne J. King as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Frank R. Olson, Sidney A. Gelernter, J. Michael Dugan, or Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Mark W. King and Jo Anne J. King, their 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 Mark W. King and Jo Anne J. King, their 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 August 7, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On August 7, 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

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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 $59,501.00, 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 August 7, 2008.

Notary Public

Mail Tax Notices to and Property Owner:
Mark W. King and Jo Anne J. King
2134 Kidd Road
Nolensville, TN 37135

**Map & Parcel No.: 16216007700**
**Property Address: 1415 Bell Trace Drive**
**Antioch, TN 37013**

**Notary Seal present, but could not be reproduced.**

**Bill Garrett**
**Davidson County Register of Deeds**

**Exhibit "A"**

Land in Davidson County, Tennessee, being Lot(s) 54-B, as shown on the map entitled Hickory Park Villas, Section 2, Lots 49 thru 56 and 58 thru 66, Zone Lot Division, of record in Plat Book 5200, Page(s) 603 and amended in Plat Book 6250, Page 615, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOE WELLS AND TINA WELLS, HUSBAND AND WIFE, by deed from FAYE M. PUTNAM, UNMARRIED, of record in Book 20060901-0108571 dated August 30, 2006, said Registers Office.