Davidson County DEEDTRS
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20090311-0022107

Prepared by and Return to:
Patrick Taggart/ccollymore 03/05/2009
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-02818 /Horace L. King and Paula A. Kirby

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated June 14, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on June 21, 2006 at Instrument No. 20060621-0074091, ("Deed of Trust"), Horace L. King and Paula A. Kirby conveyed to Northwest Title and Escrow, 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 U.S. Bank National Association as Trustee for RASC 2006KS8; and

WHEREAS, U.S. Bank National Association as Trustee for RASC 2006KS8, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200902200014900, 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 The Nashville Record - Davidson in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 2/13/2009, 2/20/2009, and 2/27/2009. The sale was held on March 5, 2009, 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 for RASC 2006KS8, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $112,820.48; 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 for RASC 2006KS8, 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 for RASC 2006KS8 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Patrick A. Taggart, as Substitute Trustee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association as Trustee for RASC 2006KS8, 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 for RASC 2006KS8, its successors and assigns, forever, to whom the said, Patrick A. Taggart, 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, Patrick Taggart, has hereunto executed, on March 5, 2009.

Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 5, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick Taggart, 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.

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:

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 $112,820.48, 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 5, 2009.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

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

Map & Parcel No.: 07009002900
Property Address: 2307 Lloyd Avenue
Nashville, TN 37218

Exhibit "A"

Land in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 19, on the plan of H. E. Simkins Division, of the L. G. Curtis land, as recorded in Book 547, page 39, Registers Office of said County.

Said part of Lot No. 19 fronts 100 feet on the Westerly side of Lloyd Avenue and runs back from the center of said avenue 430 feet on the Southerly line and 400 feet, more or less, on the Northerly line to the Easterly line of Lot No. 18, measuring 100 feet thereon.

This is the same property conveyed to Paula Kirby, by quitclaim deed from Paula Kirby, as Trustee, with power to mortgage and convey without joinder of beneficiary, of record at Instrument No. 20040630-0077921, Registers Office for Davidson County, Tennessee.

This is the same property conveyed to Paula R. Kirby, by Deed from Charles W. Kirby, Sr., of record in Book 9295, Page 42, Registers Office for Davidson County, Tennessee.

This is the same property conveyed to Paula R. Kirby and Paula R. Kirby, Trustee, as joint tenants with the right of survivorship, by quitclaim deed from Paula R. Kirby, of record at Instrument No. 20030806-011456, Registers Office for Davidson County, Tennessee.