BILL GARRETT, Davidson County
T20090017724 DEEDTRS
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Prepared by and Return to:
Patrick Taggart/hrylee 03/12/2009
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

# SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-17430 /Julianne M. Solari

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 14, 2003, and recorded in the Register's Office of Davidson County, Tennessee, on August 22, 2003 at Instrument No. 200308220122008, ("Deed of Trust"), Julianne M. Solari conveyed to Jola E. Tyrpa, 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. 200811130112233, 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 02/06/2009, 02/13/2009 and 02/20/2009. The sale was held on March 12, 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 GMAC Mortgage, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $213,823.70; 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 Patrick A. Taggart, 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, 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 A. Taggart, has hereunto executed, on March 12, 2009.

Patrick A. Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 12, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. 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:

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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 $213,823.70, 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 12, 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.: 01500008501**
**Property Address: 2830 Union Hill Road**
**Joelton, TN 37080**

## Exhibit "A"

Being Tract No. 6 on the Plan of the Subdivision of the Weaver-Harris et al Lands, as of record in Plat Book 2, Page 183, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in Union Hill Road, said point being Northeast corner of tract of land conveyed to Talmadge Earl Clark and wife, by deed from George S. Brent, et al, of record in Book 3374, Page 187; thence N 64 deg. W 404.0 feet to a point; thence N 30 deg. E 301.0 feet to a point; thence S 66 deg. 30 minutes E 363.0 feet to the point of Union Hill Road; thence with said Road, S 22 deg W 321.0 feet to the point of beginning.

Being the same property conveyed to Julianne M. Solari by deed from Wendie L. Standridge and Gary L. Worlow of record at Instrument No. 200010180103151, dated 10/13/00 and recorded on 10/18/00 Registers Office for said County.