BILL GARRETT, Davidson County
Trans:T20090033523 DEEDTRS
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Fees:18.00 Taxes:188.70
20090521-0046634

Prepared by and Return to:
Patrick Taggart/ccollymore 05/14/2009
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-20790 /Michael Arrington and Sharonda Gant-Arrington

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated November 13, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on November 17, 2006 at Instrument No. 200611170143303, ("Deed of Trust"), Michael Arrington and Sharonda Gant-Arrington conveyed to American Title, 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. 200903240026414, 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 3/20/2009, 3/27/2009, and 4/3/2009. The property was originally advertised with a sale date of April 9, 2009. On April 9, 2009 this sale was publicly adjourned to April 16, 2009 at the time and place advertised. On April 16, 2009 this sale was publicly adjourned to April 30, 2009 at the time and place advertised. On April 30, 2009 this sale was publicly adjourned to May 14, 2009 at the time and place advertised. The sale was held on May 14, 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 American Consulting Corporation, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $51,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to American Consulting Corporation, 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 American Consulting Corporation 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 American Consulting Corporation, 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 American Consulting Corporation, 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 May 14, 2009.

Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On May 14, 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

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 $51,000.00, 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 May 14, 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:
American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212

Map & Parcel No.: 060-02-0-195.00
Property Address: 3113 Vailview Drive
Nashville, TN 37207

Exhibit "A"

This property is known as: 3313 Vailview Drive, Nashville, TN 37207 and described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Page 119, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zera Jean Duncan, unmarried, dated 06/01/84, by deed from Willie F. Carr and wife, Camille Carr, and filed for record on 06/05/84, in Book 6308, Page 489, in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Magnolia Plantation, LLC, dated 7/11/06, by deed from Zera Jean Duncan n/k/a Zera Jean Marshall, married and husband, Warren G. Marshall, Jr. by and through Zera Marshall Attorney-in Fact, and filed for record on 7/27/06 in Instrument Number 20060727-0090964, in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Arrington and wife, Sharonda Arrington by deed dated 11/13/06, from Magnolia Plantation, LLC, filed for record on 11/17/06, in Instrument No. 20061117-0143302, Registers Office for Davidson County, Tennessee.