BILL GARRETT, Davidson County
Trans:T20090047560 DEEDTRS
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20090715-0066281

Prepared by and Return to:
Patrick Taggart/ccollymore 07/09/2009
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 08-14025 /Sharron Martin

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated May 1, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on May 8, 2006 at Instrument No. 20060508-0053131, ("Deed of Trust"), Sharron Martin conveyed to Arnold M. Weiss, 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. 200906080052729, 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 6/5/2009, 6/12/2009, and 6/19/2009. The sale was held on July 9, 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 2006KS5, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,066.97; 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 2006KS5, 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 2006KS5 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 2006KS5, 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 2006KS5, 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 July 9, 2009.

Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On July 9, 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 $86,066.97, 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 July 9, 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.: 07212001100
Property Address: 1719A Hanover Road
Nashville, TN 37216

Exhibit "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 73 and the West one-half of lot No. 74 on the Plan of Waters Place, as of record in Plat Book 332, page 136, Registers Office for Davidson County.

Said Lots front together 75 feet on the North side of Hanover Avenue and runs back 142.2 feet on the Easterly line and 148.9 feet on the Westerly line to a line in the rear on which it measures 75.3 feet thereon,

Being the same property conveyed to William H. Martin, unmarried and Sharon M. Nichols, unmarried from C.S.C. Construction, Inc. by Warranty Deed dated December 18, 1979 and recorded December 21, 1979 in Book 5547, Page 179, Registers Office for Davison County.

This conveyance is subject o all matters of record on plat in Plat Book 332, Page 136, Registers Office for Davidson County.

Also being the same property conveyed to William H. Martin and Sharon M. Martin by Quitclaim Deed recorded in Instrument No. 200210220129452 in the Registers Office of said County.

Also being the same property conveyed to Sharon M. Martin by Final Decree of Divorce recorded in Instrument No. 200310240157285 in the Registers Office of said County.