SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 8 August 2006, THOMAS E. GANGE executed a certain Trust Deed to Statewide Title and Escrow, Trustee for Lendmark Financial Services, Inc., for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20060817-0101217, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Lendmark Financial Services, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20090310-0021381, named and appointed the undersigned as Trustee in the place and stead of the said Statewide Title and Escrow; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessee Tribune/West Tennessee Examiner, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 16, 23, 30 July 2009 of said newspaper, said sale having been announced for Thursday, 20 August 2009, commencing at 12:00 o'clock noon outside the door of the Register of Deeds' Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Lendmark Financial Services, Inc., to-wit: a bid of Eighty-Eight Thousand and NO/100 Dollars ($88,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Lendmark Financial Services, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY; TENNESSEE BEING TOWN HOME UNIT I ON THE PLAN OF ROYAL PROPERTY MANAGEMENT LLC OF RECORD IN THE MASTER DEED INST # 20050817-009684 REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE.

THIS PROPERTY KNOWN AS 724 DUE WEST AVENUE UNIT I, MADISON TN 37115.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN C. LAKE, TRUSTEE OF THE KRISTEN C. LAKE TRUST UNDER TRUST AGREEMENT BY WARRANTY DEED FROM JOHN B. VILMERDING, TRUSTEE OF THE JOHN C. VILMERDING REVOCABLE TRUST UNDER AGREEMENT DATED 11/20/91, DATED 4/28/00 AND FILED FOR RECORD 05/01/00 IN INSTRUMENT NO. 200005010043267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JEFFERY HORVATH BY WARRANTY DEED FROM KRISTEN C. LAKE, TRUSTEE OF THE KRISTEN C. LAKE TRUST DATED 03/01/88, DATED 11/29/05 AND FILED FOR RECORD 12/05/05 IN INSTRUMENT NO. 20051205-0145529.

FURTHERMORE CONVEYED TO THOMAS GANGE FILED FOR RECORD ON 8/17/2006 IN INST. #20060817-0101216 AND RERECORDED TO CORRECT UNIT # FILED FOR RECORD ON 2/28/2007 IN INST. #20070228-0024473.

Property known as: 724 Due West Ave., Unit I [8], Madison, TN 37115

Prepared by and return to:
Richard J. Myers, Esq.
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901)756-6300

BILL GARRETT, Davidson County
Trans:T20090061944 DEEDTRS
Recvd: 09/09/09 15:31 3 pgs
Fees:18.00 Taxes:325.60
20090909-0084630

TO HAVE AND TO HOLD, unto the said Lendmark Financial Services, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$88,000.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	450.00	
Advertising Expenses	467.00	
Recording Substitute Trustee's Deed	343.60	
Attorney Fee and Costs	900.00	
Unpaid Real Property Taxes	1257.26	
TOTAL EXPENSES		3,429.86
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		84,570.14

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 1st day of September, 2009.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 1st day of September, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Tangela Butler-Pearson
Notary Public

My Commission Expires:
12/28/2010

TANGELA BUTLER-PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 12/28/2010

PROPERTY ADDRESS:

724 Due West Ave., Unit I [8]
Madison, TN 37115

SEND TAX BILLS TO:

Lendmark Financial Services, Inc.
2118 Usher Street
Covington, GA 30014

Grantee:

Lendmark Financial Services, Inc.
2118 Usher Street
Covington, GA 30014

Tax Map or Parcel ID No.:
051-06-0A-008.00-CO

I, Richard J. Myers, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,000.00, 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 this 1st day of September, 2009.

Notary Public

TANGELA BUTLER-PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 12/28/2010