BILL GARRETT, Davidson County
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20091209-0112430

FILE NO.: 09-18649

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, PEDRO DANIEL LOPEZ-GUERRERO AND WIFE VANESSA MEACHAM conveyed to REALTY TITLE & ESCROW 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 in a Deed of Trust dated August 7, 2006, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument No. 200608160100915 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **BANCO POPULAR NORTH AMERICA**; and

WHEREAS, BANCO POPULAR NORTH AMERICA, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No 200911240108022, in the Office of the Register of Deeds 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, at the time and place mentioned in referenced advertisement, Michelle Rymerson, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on December 1, 2009 at 11:00AM to the highest and best bidder for cash, at which sale Eric Sox, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $38,001.00; and

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; and

NOW, THEREFORE, in consideration of the premises and of the payment by Eric Sox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Eric Sox, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

***Land in Davidson County, Tennessee, being Lot No. 45, on the unrecorded Map of Anderson Estates (erroneously referenced in prior deed as Anderson Estates) Section 1, being a resubdivision of Tracts 1 and 13 of Anderson Estates, of record in Book 1130, Page 37,***

***Register's Office for said County, described according to a survey made by Anderson and Geo. Surveyors, dated August 5, 1946, as follows:***

***Beginning at a point on the westerly margin of Myatt Drive at the common corner of Lot Nos. 44 and 45, being the northeast corner of the property conveyed to Herbert Williams and wife, by deed from H. O. Looney and wife, of record in Book 2645, Page 239, said Register's Office; thence with the line between said Lot Nos. 44 and 45, westerly 136 feet to the common corner of Lot Nos. 44, 45, 56 and 57; thence with the line between Lot Nos. 45 and 46, northerly 65 feet to the common corner of Lot Nos. 45, 46, 55 and 56; thence with the line between Lot Nos. 45 and 46, easterly 136 feet to the westerly margin of Myatt Drive; thence with the same, southerly 65 feet to the beginning.***

***Included in this legal description but EXCLUDED from this conveyance is property described in Book 4417, Page 638, Register's Office for Davidson County, Tennessee.***

***Being the same property conveyed to Pedro Daniel Lopez-Guerrero by deed from Barbara Jones-True, of record in Instrument 20060816-0100914, Register's Office for Davidson County, Tennessee.***

***Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.***

Property commonly known as: 322 Myatt Drive, Madison, TN 37115.

The last recorded Warranty Deed was filed of record at Instrument No. 200608160100914, in the Office of the Register of Deeds of Davidson County, Tennessee.

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 Eric Sox, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, 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 or otherwise.

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IN TESTIMONY WHEREOF, Attorney M.Todd Jackson of Substitute Trustee, has hereunto set his hand, this 3rd day of December, 2009.

**Brock & Scott, PLLC**

**By:** _____

**M.TODD JACKSON, Attorney**
**TN BPR 23455**
**Brock & Scott, PLLC**
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: _____

MICHELLE RYMERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 30, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,001.00, 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 this 3rd day of December, 2009.

Notary Public

My Commission Expires: _____

MICHELLE RYMERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 30, 2010

**Brock & Scott File No.: 09-18649**
**Property Address: 322 Myatt Drive, Madison, TN 37115**
**Tax Parcel I.D. No.: 043.07-0-054.00**
**Property Owner and Tax Notices:**
Eric Sox
7051 Hwy 70 South
Suite 315
Nashville, TN 37221