BILL GARRETT, Davidson County
Trans:T20100002237 DEEDTRS
Recvd: 01/12/10 11:00 3 pgs
Fees:18.00 Taxes:323.75
20100112-0002862

Prepared by and Return to:
Patrick Taggart/ccollymore 01/07/2010
McCurdy & Candler, L.L.C.
250 East Ponce De Leon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 09-26568 /James R. Blumberg

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated April 20, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on May 23, 2005 at Instrument No. 200505230057717, ("Deed of Trust"), James R. Blumberg conveyed to Mid South 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. 200912160114421, 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 12/11/2009, 12/18/2009, and 12/25/2009. The sale was held on January 7, 2010, 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 Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $87,500.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Eric Sox, his 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 Eric Sox 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 Eric Sox, his 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 Eric Sox, his 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 January 7, 2010.

Patrick A. Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On January 7, 2010, 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 $87,500.00, 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 January 7, 2010.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
Eric Sox
7051 Highway 70 S, Suite 315
Nashville, TN 37221

Map & Parcel No.: 142090D12500CO
Property Address: 1047 General George Patton Road
Nashville, TN 37221

Exhibit "A"

The following described real property situate in the City of Nashville, County of Davidson, and state of Tennessee, to wit:

Unit No. 1047 together with the carport designated No. 1047-C in River Plantation, Section 6, Phase 1.A Condominium, a horizontal property regime. Located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, a shown on the Plat of River Plantation, Section 6, Phase 1, Condominium Apartments, recorded in Book 5200, Pages 359 and 360. Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

This is improved property, known as 1047 General George Patton, Nashville, Tennessee 37221.

Tax ID No.: 142.09D-125

Being the same property conveyed to James R. Blumberg by Warranty Deed from Ruby P. Treadway, a widow as set forth in Deed Book 6664, Page 886 and recorded on 09/25/1985, Davidson County Records.