BILL GARRETT, Davidson County
Trans:T20100002237 DEEDTRS
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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. 08-23318 /Tiffany Rubin

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated March 3, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on March 9, 2006 at Instrument No. 200603090027659, ("Deed of Trust"), Tiffany Rubin conveyed to Infinity Title, LLC, 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. 200912280117227, 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 12/18/2009, 12/25/2009, and 1/1/2010. 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 U.S. Bank National Association as Trustee for RASC 2006KS4, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $89,241.07; 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 2006KS4, 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 2006KS4 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 2006KS4, 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 2006KS4, 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 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 $89,241.07, 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:
GMAC Mortgage, LLC
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map & Parcel No.: 06200001000
Property Address: 2530 Pennington Bend Road
Nashville, TN 37214

Exhibit "A"

Being the same property conveyed to Johnny L. Montgomery on 07/24/1995 by deed from Roger K. Smith and wife, Katie A. Smith, filed for record on 07/25/1995 in Book 9739, Page 815, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany Rubin Warranty Deed from Johnny L. Montgomery, filed for record Instrument No. 200603090027658, Registers Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot Number 6 on the map of the Robert Young farm, as of record in Book 421, Page 140, Registers Office for said County, described according to a survey by John Kohl dated January 10, 1977, as follows:

Beginning at a point in the South margin of Pennington Bend Road at a stake 399 feet West of the Northeast corner of the property conveyed to J.L. Daugherty and wife, Minnie E. Daugherty by deed from M.C. McCauley and wife, of record in Book 1541, Page 632, Registers Office for Davidson County, Tennessee; thence South 26 degrees 55 minutes West 305 feet to a point; thence North 63 degrees 20 minutes West 150 feet to a point; thence North 26 degrees 56 minutes East 306 feet to a point in the South margin of Pennington Bend Road; thence South 62 degrees 39 minutes East 150 feet to the point of beginning.