BILL GARRETT, Davidson County
Trans:T20100006458 DEEDTRS
Recvd: 02/02/10 12:07 2 pgs
Fees:13.00 Taxes:667.83
20100202-0008313

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,493.29**.

Subscribed and sworn before me, this the 2nd day of February, 2010.

Notary Public

My Commission Expires: 07/24/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PRPARED BY
J. Carson Stone, III
209 10th Avenue South, Suite 332
Nashville, TN 37203

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Numbers:
LCA Financial	**New Owner**	**07214008200**
1303 North Orange Avenue		
Orlando, FL 32804		

TRUSTEE'S DEED

This Deed is executed to be effective as of the 15th day of December, 2009, from J. Carson Stone, III as grantor, in his capacity as substitute trustee, to LCA Financial Management, Inc. as grantee.

WHEREAS, on October 31, 2007, Nelson D. Rivas, a resident of Davidson County , Tennessee, executed a Deed of Trust (the "Deed of Trust") to Steve Perez, Trustee for Investor's Mortgage Lending, Inc., to secure the prompt payment of certain indebtedness payable to Tennessee Equity Holdings, Inc.,("Beneficiary"), which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Deed of Trust, which is of record in the Register's Office of Davidson County, Tennessee in Instrument Number 2007 11 06 013 07 98 to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenant's made in the Deed of Trust, by reason which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of the Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, J. Carson Stone, III as Substitute Trustee did on December 15, 2009, commencing at 10:10 o'clock a.m. pursuant to advertisement in Nashville City Paper, in the editions of November 23, 2009, November 30, 2009 and December 7, 2009, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all

equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which sale LCA Financial Management, Inc., became the highest and best bidder at and for the sum of One Hundred Eighty Thousand Four Hundred Ninety Three & 29/100 Dollars ($180,493.29); and

WHEREAS, the proceeds of such sale have been applied in the payment of the advertising charge of Five Hundred Sixty-Six & 28/100 Dollars ($566.28), attorney's fees and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW THEREFORE, I, J. Carson stone, III, Substitute Trustee, exercising the power and authority vested in me, and in bar of the inequities of redemption, dower and homestead, do hereby sell, transfer and convey unto LCA Financial Management, Inc., as grantee the following described real estate having an address of 1118 Chester Avenue, in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot 11, on the Plan of Chesterfield Place, as shown in Plat Book 332, page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nelson Rivas, a Tennessee resident and thus the source of Grantor's equitable interest, is a Deed of Trust, recorded in Instrument No. 2007 11 06 013 07 97 Register's Office of Davidson County, Tennessee.

The above-described is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

IN WITNESS WHEREOF, I, J. Carson Stone, III, Substitute Trustee, have executed this instrument to be effective this 2nd day of February, 2010.

J. Carson Stone, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me, this the 2nd day of February, 2010.

Notary Public

My Commission Expires: 07/24/2010

My Commission Expires July 24, 2010