BILL GARRETT, Davidson County
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Prepared by and Return to:
Patrick Taggart/ccollymore 02/18/2010
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. 08-19736 /Charles M. Tanner and Kelly Tanner

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated April 4, 2003, and recorded in the Register's Office of Davidson County, Tennessee, on April 8, 2003 at Instrument No. 200304080046599, ("Deed of Trust"), Charles M. Tanner and Kelly Tanner conveyed to Michael T. Bates, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201001080001879, 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 1/22/2010, 1/29/2010, and 2/5/2010. The sale was held on February 18, 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 Aubrey Hiam, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $37,077.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Aubrey Hiam, 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 Aubrey Hiam 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 Aubrey Hiam, 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 Aubrey Hiam, 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 February 18, 2010.

Patrick A. Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On February 18, 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 $37,077.00, 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 February 18, 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:
Aubrey Hiam
265 Hunters Lane
Hendersonville, TN 37075

Map & Parcel No.: 06115013700
Property Address: 1219 Sunnymeade Drive
Nashville, TN 37216

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 75 on Block D, on the Map of the Re-Subdivision of Sunnymeade, of record of Book 974, Pages 56 and 57, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 75 fronts 50 feet on the Northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the Southerly line of Lot No. 11 of said Subdivision, measuring 50 feet thereon.

Being the same property conveyed to Charles M. Tanner and wife, Kelly Tanner, by Warranty Deed of record to Paula R. Bracken and Sheila G. Bracken, both unmarried, joint tenants with right of survivorship, of record as Instrument Number 200304080046598, said Registers Office.