BILL GARRETT, Davidson County
Trans:T20100016815 DEEDTRS
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Fees:18.00 Taxes:166.50
20100323-0021632

Prepared by and Return to:
Patrick Taggart/ccollymore 03/18/2010
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. 10-03514 /Maggie R. Jones

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated January 5, 1999, and recorded in the Register's Office of Davidson County, Tennessee, on January 19, 1999 at Deed Book 11300, Page 873, ("Deed of Trust"), Maggie R. Jones conveyed to Transcontinental, 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. 201002260014768, 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 Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 02/25/2010, 03/04/2010 and 03/11/2010. The sale was held on March 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 Teresa Bamford, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $45,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Teresa Bamford, 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 Teresa Bamford as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** as Substitute Trustee, does hereby grant, bargain, sell and convey unto Teresa Bamford, 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 Teresa Bamford, its successors and assigns, forever, to whom the said **MCC TN, LLC** 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, **MCC TN, LLC**, has hereunto executed, on March 18, 2010.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 18, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, 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 $45,000.00, 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 March 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:
Teresa Bamford
278 Bluegrass Drive
Hendersonville, TN 37075

Map & Parcel No.: 05905005100
Property Address: 4138 Boyd Drive
Nashville, TN 37218

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Registers Office for said County, described as follows:
Beginning at a point in the East margin of Boyd Drive, common corner of Lots 78 and 79; thence with said Drive Northwardly 90.5 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve Northeastwardly 39.27 feet to a monument in the Southerly margin of Ames Drive; thence with said margin of said Drive, Eastwardly 111.36 feet to a point at the common front corners of Lots 77 and 78; thence with the line between said Lots Southwardly 100.8 feet to a monument at the rear corner of Lots 78 and 79; thence with the line between said lots, Westwardly 127.0 feet to the beginning.

Being part of the same property conveyed to Maggie R. Jones by Deed from Imperial Corporation March 24, 1971 and recorded in Book 4490, Page 18, in the Registers Office for Davidson County, Tennessee.