BILL GARRETT, Davidson County
Trans:T20100026834 DEEDTRS
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20100505-0034155

Prepared by and Return to:
Patrick Taggart/ccollymore 04/29/2010
McCurdy & Candler, L.L.C.
250 East Ponce De Leon Avenue, Suite 600
Decatur, GA 30030

SUBSTITUTE TRUSTEE'S DEED

Strategic Recovery Group
File No. 10-06229 /Mark D. Tripp and Lisa D. Laster-Tripp

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated January 22, 1997, and recorded in the Register's Office of Davidson County, Tennessee, on January 22, 1997 at Deed Book 10333, Page 416, ("Deed of Trust"), Mark D. Tripp and Lisa D. Laster-Tripp conveyed to John M. Jordan, 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 Deutsche Bank National Trust Company, as Trustee (not in its individual capacity but solely as Trustee), in trust for registered Holders of VCM Trust Series 2009-3; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee (not in its individual capacity but solely as Trustee), in trust for registered Holders of VCM Trust Series 2009-3, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201004150028413, 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 4/8/2010, 4/15/2010, and 4/22/2010. The sale was held on April 29, 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 Vantium REO Capital Markets LP, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $125,723.11; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Vantium REO Capital Markets LP, 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 Vantium REO Capital Markets LP 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 Vantium REO Capital Markets LP, 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 Vantium REO Capital Markets LP, 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 April 29, 2010.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On April 29, 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 $125,723.11, 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 April 29, 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:
Strategic Recovery Group
6500 International Pkwy
Plano, TX 75093

Map & Parcel No.: 07309017400
Property Address: 1818 Rosebank Avenue
Nashville, TN 37216

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 67 on the Plan of Henderson Gardens, Section One, of record in Book 2900, Page 76, Registers Office for said County.

Said Lot No. 67 fronts 143.98 feet on the Northerly side of Rosebank Ave. and extends back 188.9 feet on the Westerly line and 105.00 feet on the Easterly line to a broken line in the rear measuring a total of 188.2 feet thereon.

Being the same property conveyed to Mark D. Tripp and Lisa D. Laster-Tripp, husband and wife, and Robert A. Laster, married by Deed from Gerald V. Carroll and Becky S. Carroll, husband and wife, of record in Book 8664 Page 101 said Registers Office.

Also being the same property conveyed to Mark D. Tripp and wife, Lisa D. Laster-Tripp by Deed from Robert A. Laster /aka/ Robert A. Lastor of record in Book 9945, Page 636, Registers Office for Davidson County, Tennessee.