BILL GARRETT, Davidson County
Trans:T20100035911 DEEDTRS
Recvd: 06/14/10 13:41 4 pgs
Fees:23.00 Taxes:388.87
20100614-0045995

THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Cheryl E. Davila, by Deed of Trust (the "Deed of Trust") dated November 22, 2005, of record in Instrument Number 20051206-0146400, Register's Office for Davidson County, Tennessee, conveyed to Nancy F. McDonald, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Mortgage Electronic Registration Systems, Inc. as nominee for Ameritrust Mortgage Company, as last transferred to DLJ Mortgage Capital, Inc. by assignment recorded in Instrument Number 20091102-0100907 in the Register's Office of Davidson County, Tennessee, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20091113-0104596, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean (newspaper) on May 7, 2010, May 14, 2010, and May 21, 2010;

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th and Broadway at the front entrance to The Bridgestone Arena (formerly The Sommet Center and The Nashville Arena) in Nashville, Tennessee at 12:00 p.m. on June 3, 2010. And, DLJ Mortgage Capital, Inc., (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Five Thousand Ninety Nine Dollars And Sixty Two Cents Dollars ($105,099.62).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Our File # FC06-392
Loan # 9030909

A certain tract or parcel of land situated in Davidson County, Tennessee is described as follows:

Being the West 1/2 of Lot No. 21 on the map of A.V. Jones Subdivision of Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for said County, said part of said Lot fronts 40.95 feet on the South side of Wallace Street or Avenue, and runs back between parallel lines, along the Easterly margin of 11th Avenue, South 150 feet to an alley.

Being the same property conveyed to Walter Morgan, Jr. and wife, Melanie Morgan by deed from Thomas A. Smithson and Mary Alice Eckfort of record in Book 11606, Page 81, Register's Office for Davidson County, Tennessee.

Tax Map Reference: 105-09-266.00

Being the same property conveyed to Cheryl E. Davila by Deed from Walter Morgan, Jr. and wife, Melanie Morgan by deed recorded in Instrument Number 199912140303138, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 4 day of June, 2010.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

Our File # FC06-392
Loan # 9030909

ACKNOWLEDGMENT

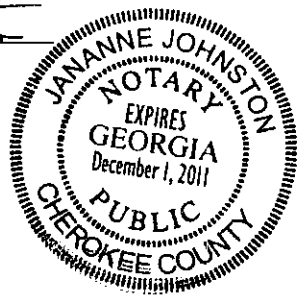
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 4 day of June, 2010.

Jananne Johnston
Notary Public

My Commission expires:



Our File # FC06-392
Loan # 9030909

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $105,099.62.

Carol Mastin
Affiant

Subscribed and sworn to before me this 4 day of June, 2010.

Jananne Johnston
Notary Public

My commission expires:

JANANNE JOHNSTON NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES December 1, 2011

PROPERTY ADDRESS:
1027 Wade Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:
DLJ Mortgage Capital, Inc.
c/o Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

SEND TAX BILLS TO:
Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

MAP/PARCEL NOS.
Tax Map Reference: 105-09-266.00

Our File # FC06-392
Loan # 9030909