TENNESSEE
MAP: #131060-B-04300-CO

TARA FOX
FRANKLIN CREDIT: #0002037016

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED DECEMBER 16, 2005, AND RECORDED IN REGISTER'S INSTRUMENT: #20051227-0153834; IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TARA M. FOX, A SINGLE WOMAN, CONVEYED TO FIRST NATIONAL TITLE, TRUSTEE(S), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT: #20080630-0066859, in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on August 17, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale VANTIUM REO CAPITAL MARKETS, L.P., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THREE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED DOLLARS AND 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by VANTIUM REO CAPITAL MARKETS, L.P. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey to the said VANTIUM REO CAPITAL MARKETS, L.P., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING LOT: #69 ON THE PLAN OF BURTON HILLS VILLAGE OF SUMMERWIND, TRACT 12, A PORTION OF ZONE LOT: #11,

AS SHOWN BY PLAT OF RECORD IN BOOK: #6250, PAGE: #811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

TARA M. FOX,UNMARRIED, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #19991228-0306935, see also REGISTER'S INSTRUMENT: #20091009-0094110, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100052056 DEEDTRS
Recvd: 08/23/10 09:25 4 pgs
Fees:23.00 Taxes:1282.05
20100823-0066252

Subject to any unpaid taxes;

PROPER NOTICE OF THIS SALE HAS BEEN GIVEN TO THE INTERNAL REVENUE SERVICE AND TO THE STATE OF TENNESSEE. THIS SALE IS MADE SUBJECT TO THE REDEMPTION RIGHTS OF THE INTERNAL REVENUE SERVICE AND THE STATE OF TENNESSEE.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto VANTIUM REO CAPITAL MARKETS, L.P., its successors and assigns in fee simple forever, to whom the said ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	437.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	345,500.50
	$346,500.00

Whenever used, the singular number shall include the plural; the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, has on August 17, 2010 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 17, 2010 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ARNOLD M. WEISS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

MY COMMISSION EXPIRES: 8.22.2012

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
601 SUMMERWIND CIRCLE
NASHVILLE, TENNESSEE 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VANTIUM REO CAPITAL MARKETS, L.P.
C/O FRANKLIN CREDIT MANAGEMENT CORPORATION
101 HUDSON STREET, 25TH FLOOR
JERSEY CITY, NEW JERSEY 07302

MORTGAGEE: NONE

RETURN TO →

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME August 17, 2010
NOTARY PUBLIC
MY COMMISSION EXPIRES 8.22.2012

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

July 19, 2010

Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, TN 38103-1991

Re: Foreclosure Sale of Property Owned by: **Tara M. Fox**
Entity Number: **002 413471069**
Loan # 0002037016

This is in reference to your letter dated July 13, 2010 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **August 17, 2010** is **$ 5,005.51**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Tessa Stromatt, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

MEMBER FANNIE MAE
RETAINED ATTORNEY NETWORK

July 13, 2010

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

RECEIVED
2010 JUL 15 PM 3:02
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

ATTN: Chief, Special Procedures Staff

Re: Serial #349363507
Tara Fox
601 Summerwind Circle
Nashville, TN 37215
Loan #0002037016

Dear Sir:

We represent The Huntington National Bank, as Trustee for Franklin Mortgage Asset trust 2009-A the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument No. 20051227-0153834, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for August 17, 2010 at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $327,001.88, plus interest at the rate of 9.99% per annum from August 1, 2007 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record at Instrument No. 20070316-0032479, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosures