BILL GARRETT, Davidson County
Trans:T20100066752 DEEDTRS
Recvd: 10/21/10 10:24 3 pgs
Fees:17.00 Taxes:0.00
20101021-0084300

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-10-00759

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL HOME LOAN MORTGAGE CORPORATION	**FEDERAL HOME LOAN MORTGAGE CORPORATION**	**180000015.00**
2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339	**2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on October 1, 2010, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated March 20, 2007 and recorded April 9, 2007, at **Instrument Number 20070409-0041598**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Patricia Ann Cole Connors** ("Borrower"), conveyed to PRLAP, Inc., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 20, 2007, (the "Note"), which obligation is presently held and owned by **Bank of America, N.A.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given in accordance with Tennessee law; and

WHEREAS, the undersigned, Rubin Lublin Suarez Serrano TN LLC, was duly appointed as Substitute Trustee in the place and stead of PRLAP, Inc., said appointment being set forth in **Instrument Number 20100920-0074528**, said Register's Office; and

WHEREAS, the Substitute Trustee caused notice to be published as provided in the Deed of Trust and Note in the Tennessee Tribune that the Property would be sold on September 30, 2010, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **September 9, 2010, September 16, 2010, and September 23, 2010**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Bank of America, N.A.** at the price of **One Hundred Eighty-Two Thousand and 00/100 ($182,000.00)** this being the highest, last and best bid; and

WHEREAS, **Bank of America, N.A.**, as successful purchaser at said sale, transferred and assigned its bid to **Federal Home Loan Mortgage Corporation.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Eighty-Two Thousand and 00/100 ($182,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Federal Home Loan Mortgage Corporation** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND LYING IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. AND DESCRIBED ACCORDING TO A SURVEY BY HAROLD F. MOORE, SURVEYOR, MADE OCTOBER 4,1968 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 7 OF THE MARVIN MOORE FARM; BEGINNING AT A POINT ON THE SOUTHERN MARGIN OF HOLT ROAD, SAID POINT BEING A COMMON CORNER OF TRACT 6 AND TRACT 7; THENCE WITH THE SAID SOUTHERLY MARGIN OF HOLT ROAD, SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST 213.0 FEET TO A POINT; SAID POINT BEING A COMMON CORNER OF TRACT 7 AND TRACT 8; THENCE LEAVING SAID SOUTHERLY MARGIN OF HOLT ROAD, SOUTH 1 DEGREE 25 MINUTES 00 SECONDS WEST 853.78 FEET TO A POINT; THENCE NORTH 84 DEGREES 53 MINUTES 33 SECONDS WEST 213.52 FEET TO A POINT: THENCE NORTH 1 DEGREE 25 MINUTES 00 SECONDS EAST 840.32 FEET TO THE POINT OF BEGINNING, CONTAINING FOUR ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THERE FROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO PAUL B. SUTTON AND WIFE, EVELYN L. SUTTON, BY DEED FROM JOHN T. CONNORS, OF RECORD IN BOOK 4503, PAGE 648, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.
DESCRIBED ACCORDING TO A SURVEY BY HAROLD F. MORRIS, SURVEYOR.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 51.11 FEET ON A TRACT OF LAND CONVEYED TO THE GRANTEE HEREIN BY DEED OF RECORD IN BOOK 4503, PAGE 648, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT CONSISTING OF 1.0 ACRE, MORE OR LESS, AND FRONTING 51.11 FEET ON THE SOUTHERLY MARGIN OF HOLT ROAD, AND EXTENDING BACK BETWEEN LINES 850.49 FEET ON THE WESTERLY LINE AND 833.78 FEET ON THE EASTERLY LINE, TO A LINE IN REAR, ON WHICH IT MEASURES 51.0 FEET THEREON.

This property is now or was formerly known as 6527 Holt Road, Nashville, TN 37211.

This entity is tax exempt.

Borrower's source of title is that certain Executor's Deed dated January 16, 2006 from Patricia Ann Connors being the Executrix of the Estate of John Thomas Connors to Patricia Ann Cole Connors of record on January 20, 2006 in Instrument Number 20060120-0007892, in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of

the said Register`s Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Glen D. Rubin
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur H. Bowser, of the state and county aforesaid, personally appeared, Glen D. Rubin, of Rubin Lublin Suarez Serrano TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin Suarez Serrano TN LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Norcross, Georgia this 1st day of October, 2010.

Notary Public

NAJUR H BOWSER NOTARY EXPIRES GEORGIA SEPT. 22, 2014 PUBLIC FULTON COUNTY

My commission expires:

9.22.2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Sworn to and subscribed
before me this 1st day of October, 2010

Notary Public

My commission expires:

9.22.2014

NAJUR H BOWSER NOTARY EXPIRES GEORGIA SEPT. 22, 2014 PUBLIC FULTON COUNTY