BILL GARRETT, Davidson County
Trans:T20100067393 DEEDTRS
Recvd: 10/25/10 10:32 3 pgs
Fees:18.00 Taxes:81.71
20101025-0085150

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SNT-10-02577

| ADDRESSES NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER: |
|---|---|---|
| **SunTrust Bank** | **SunTrust Bank** | **043100A02000C0** |
| **1001 Semmes Avenue, RVW 3014 Richmond, Virginia 23224** | **1001 Semmes Avenue, RVW 3014 Richmond, Virginia 23224** | |

# SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on September 23, 2010, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated September 13, 2000 and recorded September 15, 2000, at **Instrument Number 20000915-0091688**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Wanda M. Pittenger** ("Borrower"), conveyed to T. Michael Logan, Williamson County, TN., 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 September 13, 2000, (the "Note"), which obligation is presently held and owned by **SunTrust Mortgage Inc.**; 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 T. Michael Logan, Williamson County, TN., said appointment being set forth in **Instrument Number 20100429-0032540** 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 The Tennessee Tribune that the Property would be sold on September 23, 2010, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **September 2, 2010, September 9, 2010, September 16, 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 **SunTrust Mortgage Inc.** at the price of **Eighteen Thousand Two Hundred Seventy-Five and 00/100 ($22,083.90)** this being the highest, last and best bid.

WHEREAS, **SunTrust Mortgage, Inc.**, as successful purchaser at said sale, transferred and assigned its bid to **SunTrust Bank**.

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **Eighteen Thousand Two Hundred Seventy-Five and 00/100 ($22,083.90)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **SunTrust Bank** ("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 IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
UNIT A-11 (306), MADISON PARK CONDOS, 555, DUPONT AVENUE, MADISON, TENNESSEE, AS OF RECORD IN PLAT BOOK 5200, PAGES 179-182, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED OF EVEN DATE BEING RECORDED SIMULTANEOUSLY HEREWITH.

This property is now or was formerly known as 555 N Dupont Avenue, Apartment A11, Madison, TN 37115.

**Borrower's source of title is that certain Warranty Deed dated September 13, 2000 from Linda L. Brown to Wanda M. Pittenger of record on September 15, 2000 in Instrument Number 20000915-0091687 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 23rd day of September, 2010.

Notary Public

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

My commission expires:

9.22.2014

STATE OF GEORGIA )
COUNTY OF GWINNETT )

The actual consideration or value, whichever is greater, for this transfer is $22,083.90.

Affiant

Sworn to and subscribed
before me this 23rd day of September, 2010

Notary Public

My commission expires:

9.22.2014

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