BILL GARRETT, Davidson County
Trans:T20100074297 DEEDTRS
Recvd: 11/23/10 11:56 3 pgs
Fees:18.00 Taxes:231.58
20101123-0093832

FILE NO.: 10-23851

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Santiago Salomon, a married person joined by his wife, Lucia Figueroa conveyed to Homeland Title LLC 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 in a Deed of Trust dated August 31, 2006, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 20060906-0110124

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Banco Popular, North America**; and

WHEREAS, Banco Popular, North America, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20101112-0090791 in the Office of the Register of Deeds 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, at the time and place mentioned in referenced advertisement, Carrie Connor, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on November 17, 2010 at 11:00AM to the highest and best bidder for cash, at which sale Banco Popular, North America, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $62,589.75; and

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; and

NOW, THEREFORE, in consideration of the premises and of the payment by Banco Popular, North America as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Banco Popular, North America, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosewood Estates, Section III, as of record in Plat Book 5210, page 1, Register's Office for Davidson County, Tennessee Said Lot No. 3 fronts a total of 90 feet on a broken line on the westerly margin of Lutie Drive and runs back 122.46 feet on the northerly line and 121.07 feet on the southerly line to a line on the rear on which it measures 79.70 feet thereon.

Subject to Restrictive Covenants of record in Book 5176, page 649 and amended in Book 5264, page 398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Santiago Salomon, a married man, by Warranty Deed from Carolyn Lawrence, married, dated August 31, 2006 of record in Instrument Number 200609060110123, Register's Office for Davidson County, Tennessee.

Property commonly known as: 409 Lutie Drive, Nashville, TN 37210.

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 Banco Popular, North America, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, 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 or otherwise.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 22 day of November, 2010.

Brock & Scott, PLLC

By: _____
M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Mr. Todd Jackson, with whom I am personally acquainted (or proved to

me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,589.75, 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 this 22 day of November, 2010.

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 10-23851
Property Address: 409 Lutie Drive, Nashville, TN 37210
Tax Parcel I.D. No.: 119.06-0-333.00
Property Owner and Tax Notices:
Banco Popular, North America
9600 Long Point Road
Suite 300
Houston, TX 77055