THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
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BILL GARRETT, Davidson County
Trans:T20100079239 DEEDTRS
Recvd: 12/16/10 13:31 3 pgs
Fees:18.00 Taxes:166.50
20101216-0100136

Based on information provided by the parties.

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc	Same	Map & Parcel 060-16-0-332.00
500 Alcoa Trail		
Maryville, TN 37804		

WHEREAS, on , January 2, 2002 of record as Instrument Number 20020111-0005024 Registers Office for Davidson County, Tennessee by Felipe J. Rojas and wife, Jennifer R. Rojas conveying the property therein described to Kevin T. Clayton, Trustee to secure said indebtedness therein described to CMH Homes, Inc. d/b/a Luv Homes. Said deed of Trust having been assigned to Vanderbilt Mortgage and Finance, Inc., of record in Instrument Number 20100921-0074934, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20100921-0074935, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on November 12, 2010 November 19, 2010 and November 26, 2010 in The Davidson A.M. a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on December 13, 2010 at 10:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other

rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, Vanderbilt Mortgage and Finance, Inc. being the higest bidder. became the purchaser of such property for a price of $45,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

Land in Davidson County, Tennessee, described as follows:

Being Lot Number 2 on the Plan of the Resubdivision of Reserve Parcel "B" Shepardwood Subdivision, Section 1, of record in Instrument Number 20011107-0122353, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Felipe J. Rojas and wife, Jennifer R. Rojas by deed being recorded in Instrument Number 20020111-0005023, Register's Office for Davidson County, Tennessee

This property includes a Clayton Mobile Home VIN Number CS2004111TNABwhich was purchased under an installment contract-security agreement which evidences the deed of trust and which will stay with the land. The sale of this property is pursuant to Section 9-604 of the Uniform Commercial Code and Tennessee Annotated.

The 60 day notice of the right to foreclosure, in accordance with T.C.A. 35-5-101, was sent by United States Mail, postage prepaid to Felipe J. and Jennifer R. Rojas on September 7, 2010

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 14th day of December, 2010.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 14th day of December, 2010.

NOTARY PUBLIC

My commission expires: 11/7/11

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of December, 2010.

NOTARY PUBLIC

My commission expires: 11/7/11

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY