BILL GARRETT, Davidson County
Trans:T20110004681 DEEDTRS
Recvd: 01/24/11 14:11 8 pgs
Fees:43.00 Taxes:3089.25
20110124-0006600

Prepared by and return to:
Barry F. White, Esq.
Farris Bobango Branan PLC
999 S. Shady Grove Road, Suite 500
Memphis, TN 38120

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **Ty A Carter** executed a Deed of Trust dated as of May 20, 2008, to **Centennial Title Company, Inc** as Trustee, of record in the Register's Office of Davidson County, Tennessee, at **Instrument No. 20080602-0056145**, said Deed of Trust having been assigned to **LNV Corporation** in that certain Assignment of Note and Deed of Trust Lien of record in said Register's Office at **Instrument No. 20090520-0046373**, re-recorded at **Instrument No. 20100129-0007440** (as so modified and assigned, the "**Deed of Trust**"); and

WHEREAS, LNV Corporation appointed Barry F. White and Anita I. Lotz as Substitute Trustees by that certain Appointment of Successor Trustee of record in said Register's Office at **Instrument No. 20100505-0034117**; and

WHEREAS, LNV Corporation, as holder of the Note secured by the Deed of Trust (the "**Note**"), requested the undersigned to advertise and sell the property described in and conveyed by said Deed of Trust, all of said indebtedness having matured by default in the payment of a part thereof, at the option of the holder; and

WHEREAS, the Substitute Trustees advertised the foreclosure sale in *The Tennessean*, a daily newspaper of general circulation published in Davidson County, Tennessee, on December 31, 2010, January 7, 2011 and January 14, 2011, said sale being advertised for January 24, 2011, commencing at 12:00 p.m. CST, at the courthouse steps of the Davidson County Courthouse, Nashville, Tennessee. A copy of the proof of publication is attached hereto as **Exhibit B**; and

WHEREAS, said Deed of Trust was assigned to **CXA-16 Corporation** in that certain Assignment of Deed of Trust of record in said Register's Office at **Instrument No.** 20110124-0006495; and

WHEREAS, the highest and best bid was then and there made by the said **CXA-16 Corporation**, to wit: a bid of **$834,933.00**, which bid was then and there accepted by the undersigned Substitute Trustee; and

NOW, THEREFORE, for the consideration so named, and pursuant to the procedures set forth above and the provisions of the Deed of Trust, the undersigned, as Substitute Trustee, has bargained and sold, and does by these presents hereby bargain, sell, convey and confirm unto the said **CXA-16 Corporation**, the property recited, situated, lying and being in Davidson County, State of Tennessee, as described on **Exhibit A** hereto.

TO HAVE AND TO HOLD the same unto the said **CXA-16 Corporation**, and its successors and assigns, in fee simple forever, except that said sale is made subject to: any unpaid property taxes and assessments (plus penalties and interest, if any); subdivision restrictions, building lines and easements of record, if any.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same only against the lawful claims of all persons claiming by, through and under him, in his capacity as Trustee, under the provisions of the Deed of Trust, and not further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the signature of the undersigned Substitute Trustee, to be effective as of January 24, 2011.

Barry F. White

Barry F. White, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF ~~SHELBY~~ DAVIDSON)

Before me, a Notary Public, in and for said State, duly commissioned and qualified, personally appeared Barry F. White, Substitute Trustee, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of January, 2011.

Rebecca A. Alford

Notary Public

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

May 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of my/our knowledge, information or belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$834,933.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barry F. White

Affiant

SUBSCRIBED AND SWORN to before me this 24th day of January, 2011.

Rebecca A. Alford

Notary Public

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

May 8, 2012

Prior Deed:

Instrument No. 20051031-0131120

Tax Parcel Identification Number:

075-04-0-104.00

Property Address:

4716 Trenton Drive
Hermitage, Tennessee 37076

Name/Address of New Owner and Mail Tax Bills To:

CXA-16 Corporation
c/o CLMG Corporation
7195 Dallas Parkway
Plano, Texas 75024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Two John Apostolou Property of record in Book 5210, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ty A Carter, by deed of record at Instrument No. 20051031-0131120 in the Register's Office of Davidson County, Tennessee, and the legal description being the same as in such deed.

EXHIBIT B

(Attached Proof of Publication)

0101384030

Affidavit of Publications

Newspaper: THE TENNESSEAN / DAVIDSON

State Of Tennessee

TEAR SHEET ATTACHED

Account Number: 507978

Advertiser: FARRIS BOBANGO BRANAN, PLC

RE: 4716 Trenton Drive, Hermitage, TN

I, V Perry **Sales Assistant** for the

above mentioned newspaper, hereby certify that the attached

advertisement appeared in said newspaper on the following dates:

12/31/2010 1/7/2011 1/14/2011

V Perry

Subscribed and sworn to me this 14 day of January, 2011

Lela Dyanne Bates

NOTARY PUBLIC

LELA DYANNE BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2011

Ad No. 1010840

NOTICE OF FORECLOSURE SALE

Default has occurred in the payment of the debts and obligations secured to be paid by a **Deed of Trust** (the "Deed of Trust") dated May 20, 2008, by **Ty A. Carter** ("Carter") to Centennial Title Company, Inc., as Trustee for the benefit of Indymac Commercial Lending Corporation ("Indymac"), of record in the Register's Office of Davidson County, Tennessee at **Instrument No. 20080602-0056145** to secure payment of a Promissory Note dated May 20, 2008 executed by Carter in the original principal amount of One Million Five Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars ($1,537,500.00) in favor of Indymac. The Deed of Trust and the indebtedness secured thereby were assigned to LNV Corporation as evidenced by Assignment of Note and Deed of Trust of record in said Register's Office at **Instrument No. 20090520-0046373** re-recorded at **Instrument No. 20100129-0007440** LNV Corporation has appointed Barry F. White and Anita L. Lotz as Successor Trustees under the Deed of Trust by Appointment of Successor Trustee recorded in said Register's Office at **Instrument No. 20100505-0034117** with all of the rights, powers and privileges of the original Trustee named in the Deed of Trust, as assigned. All of the indebtedness secured by the Deed of Trust has matured upon demand of the owner thereof.

Continued to next column

This is to give notice that **Barry F. White** and/or **Anita L. Lotz** as Successor Trustee(s) or their agent(s) will on **MONDAY, JANUARY 24, 2011** commencing at 12:00 P.M. CST at the courthouse steps of the Davidson County courthouse in Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash the following described property to-wit:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Section Two of John Apostolou Property of record in Book 7520, Page 78, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Davidson County property taxes for the year 2009 are delinquent and are now due and payable. Davidson County property taxes for the year 2010 are now due and payable.

As permitted by the Deed of Trust, this sale will also include all "Personal Property" as defined in the Deed of Trust, to-wit: all equipment, fixtures and other articles of personal property owned by Carter and attached or affixed to the above-described real property together with all accessions, parts and additions to all replacements of and all substitutions for any of such property.

The following information is believed to be correct but has not been verified.

Prior Deed Ref.: Instrument No. 20051031-0131120

Tax Map #: 075 04 0 104.00

Property Address: 4716 Trenton Drive, Hermitage, Tennessee 37076-1560

Current Property Owner: Ty A. Carter

Other Interested Parties: Absolute Carpets, Inc.

As permitted in the Deed of Trust, the Lender or its designee may purchase the property at the sale and may elect to pay by credit bid.

The right is reserved to adjourn the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

This sale shall be subject to unpaid property taxes and assessments (plus penalties and interest), if any, for the year 2010 and subsequent years, restrictions, building lines and easements of record (if any) and any prior liens or other prior encumbrances of record.

The right to have the property marshaled, equity of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions are expressly waived in the Deed of Trust and the title is believed to be good, but the undersigned will sell and convey only as Successor Trustee(s).

Barry F. White and Anita L. Lotz, Successor Trustees

For Information Please Contact:

Barry F. White or Anita L. Lotz

Barrett, Bobango, Branan PLC, 9998 S. Shady Grove Rd. Suite 500, Memphis, TN 38120, 901-259-7420

Insertion Dates: 1/24/10, 1/14/11, 1/24/11