BILL GARRETT, Davidson County
Trans:T20110006824 DEEDTRS
Recvd: 02/02/11 14:08 3 pgs
Fees:18.00 Taxes:132.55
20110202-0009404

Prepared by and Return to:
Patrick Taggart/hrylee 01/27/2011
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

GMAC Mortgage Corporation
File No. 09-10634 /Marilyn L. Boyd and William H. Boyd

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 10, 2004, and recorded in the Register's Office of Davidson County, Tennessee, on August 13, 2004 at Instrument No. 200408130097993, ("Deed of Trust"), Marilyn L. Boyd and William H. Boyd conveyed to Michael T. Bates, Trustee, 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; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS10; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS10, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200905110042963, the Register's Office 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, the property was advertised for sale in Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 12/16/2010, 12/23/2010 and 12/30/2010. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale. The sale was held on January 27, 2011, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Eric Sox, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $35,825.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Eric Sox, its successors and assigns;

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;

NOW, THEREFORE, in consideration of the premises and of the payment by Eric Sox as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **MCC TN, LLC** as Substitute Trustee, does hereby grant, bargain, sell and convey unto Eric Sox, its successors and assigns, in fee simple forever, the following described property, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

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 Eric Sox, its successors and assigns, forever, to whom the said **MCC TN, LLC** 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 nor otherwise.

IN TESTIMONY WHEREOF, **MCC TN, LLC**, has hereunto executed, on January 27, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On January 27, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, on behalf of **MCC TN, LLC**, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Notary Public

My Commission Expires:_____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,825.00, 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 January 27, 2011.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
Eric Sox
7051 Hwy 70 S, Suite 315
Nashville, TN 37221

Map & Parcel No.: 05914026000
Property Address: 836 Hillmore Drive
Nashville, TN 37218

Exhibit "A"

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 17 of the Hillmore Subdivision as shown by a map of record in Plat Book 6250 at Page 195 in the Davidson County, Tennessee Registers of Deeds Office.

Being the same property conveyed to Billy A. Fuqua and wife Jewel M. Fuqua by Instrument dated April 15, 1991 from Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8331 at Page 28 in the Davidson County, Tennessee Registers of Deeds Office.

Tax Parcel No.: 059.14-0-260.00

Being the same property conveyed to William H. Boyd and wife Marilyn L. Boyd by Instrument of record in Instrument No. 20040813-0097992 in the Davidson County, Tennessee Registers of Deeds Office.