SUCCESSOR/SUBSTITUTE TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110010895 DEEDTRS
Recvd: 02/23/11 08:43 9 pgs
Fees:48.00 Taxes:615.13
20110223-0014670

This instrument prepared by:
Margaret L. Behm
Dodson, Parker, Behm, & Capparella PC
1310 Sixth Avenue, North
Nashville, TN 37208

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Quality Properties Asset Management Company Mail Code: MD4-325-03-29 100 S Charles Street, 3rd Floor Baltimore, MD 21201	the same	173100C00800CO 173100C00900CO 1731100C001000CO 1731100C001100CO 1731100C001200CO 1731100C001300CO 1731100C004200CO

WHEREAS, by the Tennessee Construction Deed of Trust dated August 30, 2007, and recorded at Instrument Number 20070904-0105687, and by the Tennessee Construction Deed of Trust dated April 25, 2008, and recorded at Instrument Number 20080429-0043521, (collectively the "Deeds of Trust") in the Register's Office for Davidson County, Tennessee, HARVEST HOMES, LLC, a Tennessee limited liability company, conveyed to Stewart Title of Tennessee Inc., a Tennessee corporation, as Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deeds of Trust appointed Margaret L. Behm as Successor Trustee at Instrument Number 20101129-0094933 and at Instrument Number 20101129-0094932, of record in said Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deeds of Trust, and the duly authorized beneficiary of the Deeds of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deeds of Trust; and

WHEREAS, in pursuance thereof, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deeds of Trust, by which advertisement the sale was appointed to be held on February 22, 2011, at the Davidson County Courthouse, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the duly appointed agent of the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, the holder of the secured indebtedness, Quality Properties Asset Management Company, an Illinois corporation, was the highest and best bidder and became the purchaser of said property at and for the sum of $166,250.00.

NOW, THEREFORE, in consideration of the premises, the undersigned, Margaret L. Behm, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Quality Properties Asset Management Company, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 8, 9, 10, 11, 12, 13, and 141 on the final Plat, Delvin Downs, Phase 1, as shown by plat appearing of record in Instrument No. 20070807-0094328 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Harvest Homes, LLC, a Tennessee limited liability company, from Urban Land Development, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20070904-0105686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances whether or not of record.

These are unimproved properties with street addresses believed to be 132 Blackpool Drive, Antioch, 136 Blackpool Drive, Antioch, 140 Blackpool Drive, Antioch, 144 Blackpool Drive, Antioch, 148 Blackpool Drive, Antioch, 152 Blackpool Drive, Antioch, 209 Sugar Magnolia Lane, Antioch, Davidson County, Tennessee. (collectively "the Property")

In addition to any other liens and encumbrances that may burden the Property, the Property is subject to the following lien held by the state of Tennessee:

NOTICE OF STATE TAX LIEN of record in Book 992, Page 2825, of the Rutherford County Register of Deeds Office. Attached hereto are the exhibits as required by Tennessee Code Annotated Section 35-5-104.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Margaret L. Behm, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under her only as such Successor Trustee, but not individually, further or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, Margaret L. Behm as Successor Trustee, has caused this instrument to be executed this the 22nd day of February, 2011.

Margaret L. Behm, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret L. Behm, as Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument only as Successor Trustee, for the purposes therein contained.

WITNESS my hand, at office this 22nd day of February, 2011.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $ 166,250.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2011.

Notary Public

My Commission Expires: _____

LAW OFFICES

DODSON PARKER BEHM & CAPPARELLA PC
EXPERIENCE COMMITMENT COMMON SENSE

HARLAN DODSON
PAUL S. PARKER
MARGARET L. BEHM
DONALD CAPPARELLA
KRISTEN B. AMONETTE
AMY J. FARRAR
CANDI HENRY
TRACY D. KANE

OF COUNSEL
MICHAEL B. BRESSMAN
CYNTHIA C. CHAPPELL
TRAVENIA A. HOLDEN

HARLAN DODSON JR.
(1916-1986)

January 6, 2011

VIA: HAND DELIVERY

ATTN: Director, Tax Enforcement Division
Tennessee Department of Revenue
Commissioner Charles A. Trost
Andrew Jackson Building
500 Deaderick St.
Nashville, TN 37242

To Whom It May Concern:

This letter is sent in accordance with Tenn. Code. Ann. §67-1-1433 and Tenn. Comp. R. & Regs. 1320-02-01-.35 to notify you of a sale of property subject to state tax lien.

Margaret L. Behm, duly appointed Substitute Trustee under a certain Deed of Trust acknowledged August 30, 2007, and a certain Deed of Trust acknowledged April 25, 2008, and executed by HARVEST HOMES, LLC, a Tennessee limited liability company, to John T. Cook, as Trustee, in favor of Bank of America, N.A., a national banking association, recorded September 4, 2007 and April 29, 2008, in the Register's Office for Davidson County, Tennessee, in Instrument No. 20101129-0094933 and Instrument No. 20101129-0094932, will conduct a sale pursuant to the terms of the Deed of Trust on February 8, 2011. I have been advised that the state claims a lien via instrument recorded in Record Book 992, Page 2825, of the Rutherford County Register of Deeds Office. Details concerning the sale are included on the enclosed Notice.

If I can provide you with any additional information, please do not hesitate to contract me.

Sincerely,

Margaret L. Behm

Enclosure: Notice of Foreclosure Sale

received
1-20-2011

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

January 18, 2011

Falecher Outen
Dodson, Parker, Behm & Capperella
1310 Sixth Avenue North
Nashville, TN 37208

Re: Foreclosure Sale of Property Owned by: **Harvest Homes, LLC**
Entity Number: 005 0459216/100

This is in reference to your letter dated January 7, 2011 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter does comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of February 8, 2011 is $38,386.96. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Donera Adcox, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

/3

SP/bt
c: *file*

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615)-741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

HARVEST HOMES LLC

D/B/A: HARVEST HOMES LLC
PO BOX 1713
LA VERGNE TN 37086-1713

ENTITY ID:

005 0459216/000

005 0459216

COUNTY: RUTHERFORD

Jennifer N Gerhart, Register
Rutherford County Tennessee
Instrument #: 1676632
Recorded 5/25/2010 at 9:00 AM
in Record Book 992
Pgs 2825-2825

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on May 19, 2010.

COMMISSIONER OF REVENUE

By: _____
Delegate of Commissioner

FOR REGISTER USE ONLY ... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER BY: _____

Record Book
992 Pg 2825

Receipt #					
623779	Rec'd:	10.00	State:	0.00	
	Clerk:	0.00			
	Other:	2.00	Total:	12.00	

NOTICE OF FORECLOSURE

WHEREAS, default having been made in the terms, conditions, obligations and payments of debts provided for in that certain Deed of Trust acknowledged August 30, 2007, and a certain Deed of Trust acknowledged April 25, 2008, and executed by **HARVEST HOMES, LLC**, a Tennessee limited liability company, to Stewart Title of Tennessee, Inc., a Tennessee corporation, as Trustee, in favor of Bank of America, N.A., a national banking association, recorded September 4, 2007, at Instrument No. 20070904-0105687, and recorded April 29, 2008, at Instrument No. 20080429-0043521, in the Register's Office for Davidson County, Tennessee,;

WHEREAS, the undersigned, Margaret L. Behm, having been appointed by the holder of said indebtedness and obligations as Substitute Trustee (the "Substitute Trustee") on said above described Deed of Trust, said appointment of record at Instrument No. 20101129-0094933 and at Instrument No. 20101129-0094932 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the holder of said indebtedness and obligations having requested the undersigned Substitute Trustee to advertise and sell the property described in and conveyed to said Deed of Trust, all of said indebtedness and obligations having matured by default.

NOW THEREFORE, notice is hereby given that I, Margaret L. Behm, as Substitute Trustee and pursuant to the power, duty and authority vested in and imposed upon me in the above described Deed of Trust, on **February 8, 2011**, commencing at **10:00 a.m.** local time at the Davidson County Courthouse, South main door, One Public Square, Nashville, Tennessee, will proceed to sell at public outcry to the highest and best bidder for cash the following described property ("Property") situated and being in Davidson County, Tennessee, to wit:

PROPERTY ADDRESSES:
The street addresses of the properties are believed to be the following:

132 Blackpool Drive, Antioch
136 Blackpool Drive, Antioch
140 Blackpool Drive, Antioch
144 Blackpool Drive, Antioch
148 Blackpool Drive, Antioch
152 Blackpool Drive, Antioch
209 Sugar Magnolia Lane, Antioch

Such addresses are not part of the legal description of the properties. In the event of any discrepancy, the property description herein shall control.

PROPERTY DESCRIPTIONS:
Land in Davidson County, Tennessee, being all of Lot Nos. 8, 9, 10, 11, 12, 13, and 141 on the final Plat, Delvin Downs, Phase 1, as shown by plat appearing of record in Instrument No. 20070807-0094328 of the Register's Office of Davidson County, Tennessee, to which plat

reference is hereby made for more complete details of said lots.

Being the same property conveyed to Harvest Homes, LLC, a Tennessee limited liability company, from Urban Land Development, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20070904-0105686, Register's Office for Davidson County, Tennessee.

CURRENT OWNER: Harvest Homes, LLC
101 Floyd Mayfield Drive
LaVergne, Tennessee 37086

PARTIES INTERESTED: Tennessee Department of Revenue
Commissioner Charles A. Trost
Andrew Jackson Building
500 Deaderick St.
Nashville, TN 37242
Attention: Director, Tax Enforcement Division

William T. Oldham
Judy M. Oldham
3499 Allen Barrett Rd.
Murfreesboro, TN 37129

William T. Oldham
Judy M. Oldham
P.O. Box 1613
LaVergne, TN 37086

Harvest Homes, LLC
P.O. Box 1613
LaVergne, TN 37086

William T. Oldham
Judy M. Oldham
P.O. Box 723
LaVergne, TN 37086-0723

Justin A. Cuter, Registered Agent
Delvin Downs Homeowners Association, Inc.
7024 Church Street
Brentwood, TN 37027

Delvin Downs Homeowners Association, Inc.
P.O. Box 2848
Brentwood, TN 37024

All rights and equity of redemption, homestead, dower and all other exemptions are expressly waived by the Debtor in said Deed of Trust and title is believed to be good, but I will sell and convey only as Substitute Trustee.

TITLE:
Title is to be conveyed subject to all prior liens, easements, covenants, conditions, assessments, encumbrances, and restrictions that may exist including, without limitation, any unpaid ad valorem taxes or other taxes, and also subject to any right to redemption that may otherwise exist, including such right by the Internal Revenue Service, the State of Tennessee, or by any taxing authority.

In addition to any other liens and encumbrances that may burden the Property, the Property is subject to the following lien held by the state of Tennessee:

Notice of State Tax Lien of record in Book 992, Page 2825, of the Rutherford County Register of Deeds Office. Notice to the state has been timely given in accordance with Tenn. Code Ann. § 67-1-1433(b)(1), and the sale will be subject to the right of the state to redeem the land as provided for in § 67-1-1433(c)(1).

The property is sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR PURPOSE.

RESERVATION OF RIGHTS:
All rights of the Substitute Trustee as established in the Deed of Trust are hereby reserved, including but not limited to the right to accept a bid from the Beneficiary and to credit said Beneficiary's bid with the amount of the Indebtedness owing. The Substitute Trustee also reserves the right to sell the property in such lots, parcels, segments, or separate estates as the Substitute Trustee may choose, as well as the right to postpone by announcement at the above-referenced place and time the sale without further publication of notice.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MARGARET L. BEHM, Substitute Trustee
Dodson, Parker, Behm & Capparella, PC
1310 Sixth Avenue North
Nashville, Tennessee 37208
(615) 254-2291

PUBLICATION DATES: January 10, 2011; January 17, 2011; and January 24, 2011.