This instrument prepared by:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID: 090 16 0 137.00**
**535 RIVER ROUGE DRIVE**
**NASHVILLE, TENNESSEE 37209**

NO MORTGAGE
New Owner - Send Tax Bills:
**PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC**
**27001 AGOURA ROAD**
**CALABASAS, CA 91301**

BILL GARRETT, Davidson County
Trans:T20110016267 DEEDTRS
Recvd: 03/18/11 15:33 2 pgs
Fees:13.00 Taxes:341.66
20110318-0021540

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **FEBRUARY 13, 2007, WILSON & ASSOCIATES,** was named Trustee in a Deed of Trust of even date executed by **GARLAND L. MOSS, JR. (A/K/A GARLAND LETCHER MOSS, JR.), AN UNMARRIED MAN** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$132,000.00,** principal and interest at **5.875%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080201-0010620** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20101108-0089169** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **NOVEMBER 12, 2010/ NOVEMBER 19, 2010/ NOVEMBER 26, 2010** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, DECEMBER 3, 2010, AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC, 27001 AGOURA ROAD, CALABASAS, CA 91301,** submitted the highest and best bid in the amount of $ 92,341.00 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 319 ON THE MAP OF CHARLOTTE PARK, SECTION ELEVEN, AS OF RECORD IN BOOK 2900, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**SAID LOT NO. 319 FRONTS 74.0 FEET ON THE SOUTHWESTERLY SIDE OF RIVER ROUGE DRIVE AND EXTENDS BACK 149.7 FEET ON THE NORTHWESTERLY LINE AND 150.0 FEET ON THE SOUTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 73.0 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO GARLAND L. MOSS, JR., AND WIFE, JACKIE ANN MOSS, BY DEED DATED JULY 16, 1971, OF RECORD IN BOOK 4523, PAGE 280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**ALSO, BEING THE SAME PROPERTY CONVEYED FROM GARLAND L. MOSS JR. AND JACKIE ANN MOSS, DECEASED, TO GARLAND L. MOSS, JR. AN UNMARRIED MAN, BY QUIT-CLAIM DEED DATED FEBRUARY 13, 2007, OF RECORD IN INSTRUMENT NO. 20080201-0010619, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 535 RIVER ROUGE DRIVE, NASHVILLE, TENNESSEE 37209.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **DECEMBER 3, 2010.**

**J. PHILLIP JONES**
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, 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 the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **DECEMBER 3, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $92,341.00

Affiant

Subscribed and sworn to before me, this **3RD day of DECEMBER, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203