BILL GARRETT, Davidson County
Trans:T20110018171 DEEDTRS
Recvd: 03/29/11 10:01 3 pgs
Fees:18.00 Taxes:523.92
20110329-0024003

Prepared by and Return to:
Patrick Taggart/ccollymore 03/24/2011
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Dovenmuehle Mortgage, Inc.
File No. 10-24806 /Sylvia Richardson

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated September 22, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on October 3, 2006 at Instrument No. 200610030122250, ("Deed of Trust"), Sylvia Richardson conveyed to Raymond E. Lacy, 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 LNV Corporation; and

WHEREAS, LNV Corporation, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201103240022762, 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 2/17/2011, 2/24/2011, and 3/3/2011. 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 March 24, 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 LNV Corporation, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $141,600.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to LNV Corporation, 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 LNV Corporation 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 LNV Corporation, 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 LNV Corporation, 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 March 24, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On March 24, 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 $141,600.00, 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 March 24, 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:
Dovenmuehle Mortgage, Inc.
1 Corporate Center Drive, Ste. 360
Lake Zurich, IL 60047

Map & Parcel No.: 171-2-A-/107.00
Property Address: 225 Glenstone Circle
Brentwood, TN 37027

Exhibit "A"

A tract of land lying and situated in Davidson County, Tennessee, being Unit No. 107 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4 and amended in Book 6900, Page 329, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sylvia Richardson, by Warranty Deed from John K. Stewart and wife, Linda Daniels, dated 12/15/98 and recorded 12/28/98 in Book 11265, Page 918, Registers Office for Davidson County, Tennessee.

Subject to all matters on plat of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329, in the Registers Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 6923, Page 943, as amended in Book 7035, Page 226, Book 7143, Page 18, Book 7266, Page 95, Book 7423, Page 567 and 574, and Book 8074, Page 564, in the Registers Office of Davidson County, Tennessee.

Subject to easements of record in Book 6385, Page 814, Book 8127, Page 666, Book 8128, Page 17, and Instrument No. 20030707-0093162, in the Registers Office of Davidson County, Tennessee.