BILL GARRETT, Davidson County
Trans:T20110023001 DEEDTRS
Recvd: 04/19/11 11:10 3 pgs
Fees:18.00 Taxes:86.97
20110419-0030137

Prepared by and Return to:
Patrick Taggart/ccollymore 04/14/2011
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. 10-20799 /Paul E. Marcum, Sr. and Sue E. Marcum

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 29, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on January 19, 2007 at Instrument No. 200701190007687, ("Deed of Trust"), Paul E. Marcum, Sr. and Sue E. Marcum conveyed to John O. Rhea, 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 GMAC Mortgage, LLC; and

WHEREAS, GMAC Mortgage, LLC, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201104050025975, 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 3/10/2011, 3/17/2011, and 3/24/2011. 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 April 14, 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 Mark King and JoAnne J. King, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $23,505.37; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Mark King and JoAnne J. King, their 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 Mark King and JoAnne J. King 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 Mark King and JoAnne J. King, their 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 Mark King and JoAnne J. King, their 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 April 14, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On April 14, 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 $23,505.37, 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 April 14, 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:
Mark King and JoAnne J. King
2134 Kidd Road
Nolensville, TN 37135

Map & Parcel No.: 15005038400
Property Address: 3221 Luann Court
Antioch, TN 37013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 13-B, Section 12, Cherry Hills Zone Lot Division of Lots 9, 10, 11, 12, 13 and 14, as shown on plat of record in Plat Book 2650, Page 734, said Registers Office, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Paul E. Marcum, Sr. and wife, Sue E. Marcum by Wise Net Group, Inc., a Tennessee Corporation, Trustee of the Luann Group Land Trust, by deed filed at Instrument Number 20061208-0151769 in the aforesaid Registers Office. Provided for informational purposes only.

3221 Luann Dr., Antioch, TN 37013 Map and Parcel 150-5/384.00