BILL GARRETT, Davidson County
Trans:T20110035414 DEEDTRS
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Fees:18.00 Taxes:636.40
20110614-0045411

Prepared by and Return to:
Patrick Taggart/ccollymore 06/09/2011
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. 11-01689 /Dorothy T. Mushenski and Matthew R. Mushenski

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 4, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on August 24, 2006 at Instrument No. 200608240104323, ("Deed of Trust"), Dorothy T. Mushenski and Matthew R. Mushenski conveyed to Transcontinental Title, 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 LPP Mortgage Ltd.; and

WHEREAS, LPP Mortgage Ltd., being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201105160037197, 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 5/19/2011, 5/26/2011, and 6/2/2011. 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 June 9, 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 LPP Mortgage Ltd., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $172,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to LPP Mortgage Ltd., 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 LPP Mortgage Ltd. 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 LPP Mortgage Ltd., 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 LPP Mortgage Ltd., 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 June 9, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On June 9, 2011 , a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Patrick A. Taggart, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged to be the Assistant Secretary of MCC TN, LLC, the within named bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability corporation.

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 $172,000.00, 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 June 9, 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.: 181030A21200CO
Property Address: 6952 Calderwood Drive
Antioch, TN 37013

Exhibit "A"

Land in Davidson County, Tennessee more particularly described as follows:

Lot No. 4 on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050301-0022508 Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew R. Mushenski and Dorothy T. Mushenski, husband and wife by deed from Lifestyle Home Builders, Inc. Recorded 09/08/2005 in Document 200509080108052, in the Registers Office of Davidson County, Tennessee.