BILL GARRETT, Davidson County
Trans:T20110049747 DEEDTRS
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20110815-0062633

Prepared by and Return to:
Patrick Taggart/ccollymore 08/11/2011
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. 10-20482 /Desmon Coss and Melanie L. Coss

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated May 6, 2009, and recorded in the Register's Office of Davidson County, Tennessee, on May 7, 2009 at Instrument No. 200905070042147, ("Deed of Trust"), Desmon Coss and Melanie L. Coss conveyed to Athens Title and Escrow, LLC, Michael J. Mills, 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. 201101180004431 in 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 5/26/2011, 6/2/2011 and 6/9/2011. The original sale date was postponed in accordance with TCA 35-5-101(f), and all announcements and notifications were made as required therein. 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 August 11, 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 GMAC Mortgage, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $145,414.50; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Secretary of Veterans Affairs of Washington, D.C., 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 GMAC Mortgage, LLC 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 Secretary of Veterans Affairs of Washington, D.C., 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 Secretary of Veterans Affairs of Washington, D.C., 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 August 11, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On August 11, 2011, before me, 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: _____

GOVERNMENT ENTITY – NO TAX REQUIRED

STATE OF GEORGIA
COUNTY OF FULTON

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 $145,414.50, 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 August 11, 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:
Secretary of Veterans Affairs of Washington, D.C.
1700 Clairmont Road
Decatur, GA 30031

Map & Parcel No.: 149030BU1100C0
Property Address: 129 Kendall Park Drive
Nashville, TN 37217

Exhibit "A"

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Kendall Park Subdivision, Phase One of record in Instrument Number 20000728-0074429, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to any and all existing restriction and easements of record.

Being the same property conveyed to Desmon Coss and wife, Melanie L. Coss, by Warranty Deed from Music City Investment LLC, dated May 6, 2009, and recorded in Instrument Number 20080507-0042418, in the Register of Deeds Office in and for Davidson County, Tennessee.