BILL GARRETT, Davidson County
Trans:T20110068319 DEEDTRS
Recvd: 11/01/11 10:22 3 pgs
Fees:18.00 Taxes:143.19
20111101-0084804

Prepared by and Return to:
Patrick Taggart/ccollymore 10/20/2011
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

SUBSTITUTE TRUSTEE'S DEED

Statebridge Company
File No. 11-03674 /John R. Skeen, III

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 6, 2007, and recorded in the Register's Office of Davidson County, Tennessee, on December 12, 2007 at Instrument No. 20071212-0143176, ("Deed of Trust"), John R. Skeen, III conveyed to Title Enterprises LLC, 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 The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record 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 7/7/2011, 7/14/2011 and 7/21/2011. 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 October 20, 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 Christina Murray, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $38,700.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Christina Murray, 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 Christina Murray 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 Christina Murray, 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 Chrsitina Murray, 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 October 20, 2011.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On October 20, 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: _____

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 $38,700.00, 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 October 20, 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:
Christina Murray
P.O. Box 160945
Nashville, TN 37206

Map & Parcel No.: 083 13 0 275.00
Property Address: 1405 Russell Street
Nashville, TN 37206

Exhibit "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Lindsey Home Place, of record in Plan Book 2, Page 92, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Skeen, III, unmarried, from B.B. Doubleday, Jr. by Warranty Deed dated March 26, 1998 and recorded March 31, 1998 in Book 10861, Page 148, Registers Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plan Book 2, Page 92, Chancery Court at Nashville, Tennessee.