REGISTER RETURN TO:
BROCK & SCOTT, PLLC
3326 ASPEN GROVE DR.
SUITE 400
FRANKLIN, TN 37067

FILE NO.: 11-14926

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

BILL GARRETT, Davidson County
Trans:T20110075787 DEEDTRS
Recvd: 12/01/11 12:10 3 pgs
Fees:18.00 Taxes:305.25
20111201-0093597

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Carlos Albino and Leticia Francisca Gonzalez, husband and wife conveyed to Guaranty Title and Escrow Co. 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 in a Deed of Trust dated August 7, 2007 and recorded on August 8, 2007 in Book 20070808-0094878 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Bayview Loan Servicing, LLC**; and

WHEREAS, Bayview Loan Servicing, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20110927-0074723, in the Office of the Register of Deeds 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, pursuant to Tenn. Code Ann. § 35-5-117(i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the Notice of Right to Foreclose was properly sent, if so required; and

WHEREAS, at the time and place mentioned in referenced advertisement, Todd Jackson, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on November 10, 2011 at 2:00PM to the highest and best bidder for cash, at which sale Bayview Loan Servicing, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $82,500.00; and

WHEREAS, the 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; and

NOW, THEREFORE, in consideration of the premises and of the payment by Bayview Loan Servicing, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and

convey unto Bayview Loan Servicing, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 216 ON THE FINAL PLAT OF HICKORY HIGHLAND PLACE, SECTION 3, PHASE 2, OF RECORD IN INSTRUMENT NO. 20060830-0107347, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARLOS ALBINO AND WIFE, LETICIA FRANCISCA GONZALEZ BY WARRANTY DEED FROM JERRY BUTLER BUILDERS, LLC, DATED AUGUST 7, 2007, RECORDED AUGUST 8, 2007, OF RECORD IN INSTRUMENT 200708080094877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property commonly known as: 5193 Highlander Drive, Antioch, TN 37013.

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 Bayview Loan Servicing, LLC, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Subsitute Trustee, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 18th day of November, 2011.

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

Brock & Scott, PLLC

By: _____

M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such

Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Suzanne Thomas
Notary Public

My Commission Expires: 4-18-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $82,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

Subscribed and sworn to before me on this 18th day of November, 2011.

Suzanne Thomas
Notary Public

My Commission Expires: 4-18-15

Brock & Scott File No.: 11-14926
Property Address: 5193 Highlander Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 163.02-0A-061.00.00
Property Owner and Tax Notices:
Bayview Loan Servicing, LLC
c/o Weltman Weinberg & Reis
525 Vine Street, suite 800
Cincinnati, OH 45202