BILL GARRETT, Davidson County
Trans:T20120005123 DEEDTRS
Recvd: 01/23/12 11:10 3 pgs
Fees:18.00 Taxes:182.78
20120123-0006101

Prepared by and Return to:
Patrick Taggart/ccollymore 01/19/2012
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. 08-21327 /Reginald L. Chamberlain and Cynthia Kenner

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated November 1, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on November 4, 2005 at Instrument No. 20051104-0133844, ("Deed of Trust"), Reginald L. Chamberlain and Cynthia Kenner conveyed to Arnold M. Weiss, as 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 US Bank National Association as Trustee; and

WHEREAS, US Bank National Association as Trustee, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20111130-0092948, 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 12/22/2011, 12/29/2011, and 1/5/2012. 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 January 19, 2012, 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 US Bank National Association as Trustee, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $49,400.00; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to US Bank National Association as Trustee, its successors and assigns;

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;

NOW, THEREFORE, in consideration of the premises and of the payment by US Bank National Association as Trustee 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 US Bank National Association as Trustee, 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 US Bank National Association as Trustee, 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 January 19, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On January 19, 2012, 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 $49,400.00, 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 January 19, 2012.

Notary Public

OFFICIAL SEAL
CATHERINE COLLYMORE
NOTARY PUBLIC, NEWTON COUNTY, GA
MY COMMISSION EXPIRES FEB. 19, 2012

Mail Tax Notices to and Property Owner:
GMAC Mortgage, LLC
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map & Parcel No.: 10816033300
Property Address: 419 Woodsman Court
Nashville, TN 37214

Exhibit "A"

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

Being Lot No. 92-B on the Plan of Percy Priest Woods of record in Plat Book 6250, Page 756, Registers Office for said County, to which reference is hereby made for a more complete description.

Begin the same property conveyed to Reginald L. Chamberlain and Cynthia Kenner from James M. Smoot, III, unmarried, and Caroline Anderson, unmarried, as joint tenants with right of survivorship, by Warranty Deed recorded in Instrument No. 20051104-0133843, Registers Office for Davidson County.

This conveyance is subject to restrictions of record in Book 5984, Page 863, Book 5984, Page 865, Book 6020, Page 270, Book 6250, Page 756 and Book 6556, Page 612; Easements of record in Book 6147, Page 886; Book 6147, Page 823; and Book 6097, Page 482; and all matters of record on plat in Plat Book 6250, Page 756, Registers Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.
The taxes for the current year have been prorated and are assumed by the grantee(s).
Parcel ID No.: 10816033300