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

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:T20120030198 DEEDTRS
Recvd: 04/25/12 10:38 3 pgs
Fees:18.00 Taxes:124.25
20120425-0035358

FILE NO.: 11-26727

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Enrique Correa Ortega and Angeles Hurtado, husband and wife, and Jose Lucio Correa, conveyed to J.M Carr 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 October 1, 2007 and recorded on October 11, 2007 in Instrument 20071011-0121017 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 **Banco Popular North America**; and

WHEREAS, Banco Popular North America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No 20120327-0025875, 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, Tom Upton, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on April 10, 2012 at 11:00AM to the highest and best bidder for cash, at which sale Popular Consumer Lending Group, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $33,580.00; 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 Popular Consumer Lending Group 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 Popular Consumer Lending Group, its 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61 and amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Enrique Correa Ortega and Jose Lucio Correa by Warranty Deed from Luis A. Ramirez and wife Blanca Azucena Hernandez, dated October 1, 2007, recorded October 11, 2007, of record in Instrument 200710110121016, Register's Office for Davidson County, Tennessee.

Property commonly known as: 4744 Volunteer 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 Popular Consumer Lending Group, its 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 Substitute Trustee, but not further or otherwise.

FILE NO.: 11-26727

IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 24th day of April, 2012.

Brock & Scott, PLLC

By: _____

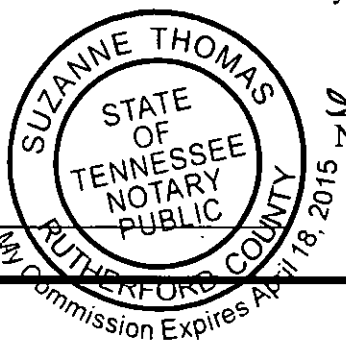
M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

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

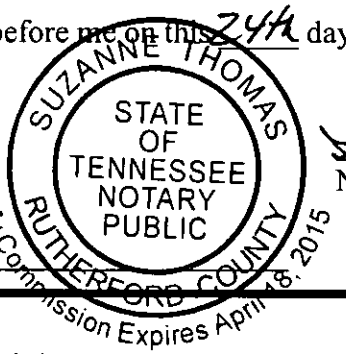
My Commission Expires: _____

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 $33,580.00, 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 this 24th day of April, 2012.



Suzanne Thomas
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 11-26727
Property Address: 4744 Volunteer Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 149-05-0 078.00
Property Owner and Tax Notices:
Popular Consumer Lending Group
8523 Commodity Circle
Ste 100
Orlando, FL 32837