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

BILL GARRETT, Davidson County
Trans:T20120031672 DEEDTRS
Recvd: 05/01/12 10:05 3 pgs
Fees:18.00 Taxes:124.25
20120501-0037094

FILE NO.: 11-30024

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Maria E. Herrera conveyed to USA Title and Escrow, Inc. 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 September 25, 2007 and recorded on October 2, 2007 in Instrument No. 20071002-0116820 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 20120418-0033042, 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, Bobby Harris, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on April 25, 2012 at 1:00PM 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 $33,579.99; 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:

A certain condominium apartment in Davidson County, Tennessee, being unit No. B-07 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by master deed of record in Book 5440, page 255, and as amended in Book 5441, page 819, and shown on a plan of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Maria E. Herrera, unmarried, by Warranty Deed from Lisa A. Sloan, married, dated September 25, 2007, recorded October 2, 2007, of record in Instrument 200710020116819, Register's Office for Davidson County, Tennessee.

Property commonly known as: 500 Paragon Mills Drive Unit B-07, Nashville, TN 37211.

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.: 11-30024

IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 30th 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

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 12, 2015

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 $33,579.99, 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 30th day of April, 2012.

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 12, 2015

Suzanne Thomas
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 11-30024
Property Address: 500 Paragon Mills Drive Unit B-07, Nashville, TN 37211
Tax Parcel I.D. No.: 133110A01300C0
Property Owner and Tax Notices:
Popular Consumer Lending Group
8523 Commodity Circle
Ste 100
Orlando, FL 32837