BILL GARRETT, Davidson County
Trans:T20120040683 DEEDTRS
Recvd: 06/04/12 09:59 3 pgs
Fees:18.00 Taxes:126.31
20120604-0048131

Prepared by and Return to:
Patrick Taggart/hrylee 05/31/2012
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. 11-20056 /Eduardo Mendez and Jessica Mendez

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 22, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on September 6, 2006 at Instrument No. 200609060110394, ("Deed of Trust"), Eduardo Mendez and Jessica Mendez conveyed to Prestige Title, 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 U.S. Bank National Association as Trustee for RAMP 2006RRZ5; and

WHEREAS, U.S. Bank National Association as Trustee for RAMP 2006RRZ5, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201204050029116, 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 05/10/2012, 05/17/2012 and 05/24/2012. 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 May 31, 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 Les Lazarus, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $34,137.50; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Les Lazarus, his 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 Les Lazarus 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 Les Lazarus, his 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 Les Lazarus, his 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.

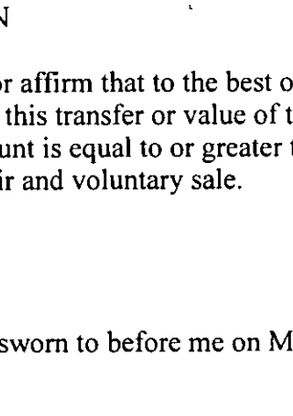
IN TESTIMONY WHEREOF, **MCC TN, LLC**, has hereunto executed, on May 31, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On May 31, 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 official seal the day and year above written.



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 $34,137.50, 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 May 31, 2012.

Notary Public

Mail Tax Notices to and Property Owner:
Les Lazarus
915 Lewisburg Pkwy
Franklin, TN 37064

Map & Parcel No.: 10713006900
Property Address: 1206 Ainlay Drive
Nashville, TN 37217

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 317 on the Map of Miro Meadows, Second Addition of record in Book 1424, page 112, Registers Office for said county.

Said Lot No. 317 fronts 86 feet on the North side of Ainlsy Drive and runs back between lines 175 feet on the west line and 157.4 feet on the East line to a dead line in the rear on which it measures 86.1 feet.

Being the same property conveyed to Eduardo Mendez, married, by Deed dated 1/3/2003 in Instrument Number 200301030001230, Registers Office for Davidson County, Tennessee.
Parcel ID No.: 10713006900