BILL GARRETT, Davidson County
Trans:T20120043175 DEEDTRS
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Prepared by and Return to:
Patrick Taggart/hrylee 06/07/2012
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE, Six Piedmont Center, Suite 700
Atlanta, GA 30305

# SUBSTITUTE TRUSTEE'S DEED

JPMorgan Chase Bank
File No. 11-19832 /Ricky A. Byrd and Robin J. Byrd

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated April 22, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on April 26, 2005 at Instrument No. 20050426004626 6, ("Deed of Trust"), Ricky A. Byrd and Robin J. Byrd conveyed to David R. Wilson, 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 JPMorgan Chase Bank, National Association; and

WHEREAS, JPMorgan Chase Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201205080039710, 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 June 7, 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 JPMorgan Chase Bank N.A, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $46,726.40; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, 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 JPMorgan Chase Bank N.A 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 Federal Home Loan Mortgage Corporation, 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 Federal Home Loan Mortgage Corporation, 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 June 7, 2012.

**MCC TN, LLC**
Substitute Trustee

**STATE OF GEORGIA**
**COUNTY OF FULTON**

On June 7, 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:

**GOVERNMENT ENTITY-NO TAX REQUIRED**

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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 $46,726.40, 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 June 7, 2012.

Notary Public

Mail Tax Notices to and Property Owner:
Federal Home Loan Mortgage Corporation
8250 Jones Branch Drive
McLane, VA 22102

**Map & Parcel No.: 07412012400**
**Property Address: 5005 Bonnalynn Drive**
**Hermitage, TN 37076**

**Exhibit "A"**

Land in Davidson County, Tennessee, being Lot No. 520 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Registers Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ricky A. Byrd, Married by deed from Charles J. Allen IV, unmarried as of record in Instrument No. 200504260046265, Davidson County Register's Office.

Parcel ID No.: 07412012400