Prepared by and Return to:
Patrick Taggart/ccollymore 06/28/2012
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. 11-19393 /Lori Janette Rowton

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated July 31, 2006, and recorded in the Register's Office of Davidson County, Tennessee, on August 15, 2006 at Instrument No. 20060815-0100212, ("Deed of Trust"), Lori Janette Rowton conveyed to Key Title & Escrow Services, 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; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RAAC 2007SP3; and

WHEREAS, U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RAAC 2007SP3, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201205030038053, 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 6/7/2012, 6/14/2012, and 6/21/2012. 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 28, 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 James Deatrick, Jr., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $34,801.00; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to James Deatrick, Jr., 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 James Deatrick, Jr. 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 James Deatrick, Jr., 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

BILL GARRETT, Davidson County
Trans:T20120048512 DEEDTRS
Recvd: 07/02/12 11:21 3 pgs
Fees:18.00 Taxes:128.76
20120702-0057791

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 James Deatrick, Jr., 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 June 28, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On June 28, 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.

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 6, 2016

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 $34,801.00, 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 June 28, 2012.

Notary Public

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 6, 2016

Mail Tax Notices to and Property Owner:
James Deatrick Jr.
1285 N. Mt. Juliet Road
Mt Juliet, TN 37122
615-754-8999

Map & Parcel No.: 096110A00700CO
Property Address: 450 Stewart's Ferry Pike
Nashville, TN 37214

Exhibit "A"

Land in Davidson County, Tennessee, being Apartment 7-A on the Plan of Hickory Place Condominiums, a Horizontal Property Regime created Under Title 66, Section 27-101, et seq., as amended Tennessee Code annotated, and as established by a Master Deed from Frank C. Batson and wife, Judy W. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit A of said Master Deed, for a more complete identification and description of said unit.

Being the same property conveyed to Lori Janette Rowton by Deed being filed for record as Instrument No. 20060815-000211, Registers Office for Davidson County, Tennessee.

Parcel ID No.: 096110A00700CO