THIS INSTRUMENT PREPARED BY AND RETURN TO:
William T. Hill, Attorney at Law
Sun Trust Bank Building
201 Fourth Ave North, Suite 1800
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 07/09/12 14:10 8 pgs
Fees:43.00 Taxes:388.50
20120709-0060178

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

LCHW, LLC
c/o LCA Financial Management, LLC
800 N. Highland Ave., Suite#200
Orlando, FL 32803

Map-Parcel Numbers:

149-05-0 167.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Virginia Angel, to 1st Trust Title, Inc., Trustee, dated the 31st day of October, 2007 and being of record in Inst. No. 20071114-0133345, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, LCHW, LLC.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20110315-0020478 , in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement in The Tennessean on 5/25/12 – 6/1/12 – 6/8/12 as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), June 22, 2012, at the Davidson County Courthouse, Public Square, 2nd Ave North, Nashville, Tennessee, when and where LCHW, LLC, ("Grantee"), became the last and highest bidder at the price of One Hundred five Thousand and 00/100 ($105,000.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

3. Required notice has been given to the United States and the land described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 USC Section 7425(d)(1), attached hereto is a copy of the notice thus provided to the United States with evidence of receipt dated May 25, 2012.

Words used herein indicating number or gender shall be read as context may require.

Dated this 22nd day of June, 2012.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2012.

Notary Public

My commission expires: Jan. 6, 2014

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2012.

Notary Public

My commission expires: Jan. 6, 2014

EXHIBIT A

Being Lot No. 85 on the Plan of Re-Subdivision of Lots 84 and 85 Section Five Revised Terragon Trails, as shown of record as Instrument No. 20030411-0048369 and Inst. No. 20030428-0056558, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Virginia Angel, by deed recorded as Inst. No. 20071114-0133343, Register's Office for Davidson County, Tennessee.

This is improved property known as 4761Terragon Trail, Nashville, TN

LAW OFFICES
PRICE, HILL & KOLARICH
AN ASSOCIATION
SUN TRUST BUILDING
201 FOURTH AVE NORTH, SUITE 1800
NASHVILLE, TENNESSEE 37219

WM. TIMOTHY HILL
JAMES W. PRICE, JR.*
ROBERT E. KOLARICH**

*ALSO ADMITTED IN FLORIDA
** ALSO ADMITTED IN MISSOURI AND MISSISSIPPI

TELEPHONE 615/256-1577
TELECOPIER 615/256-5858
E MAIL tim@wthillatty.com

May 23, 2012

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
801 Broadway
Special Procedures Branch MDP 53
Nashville, Tennessee 37203

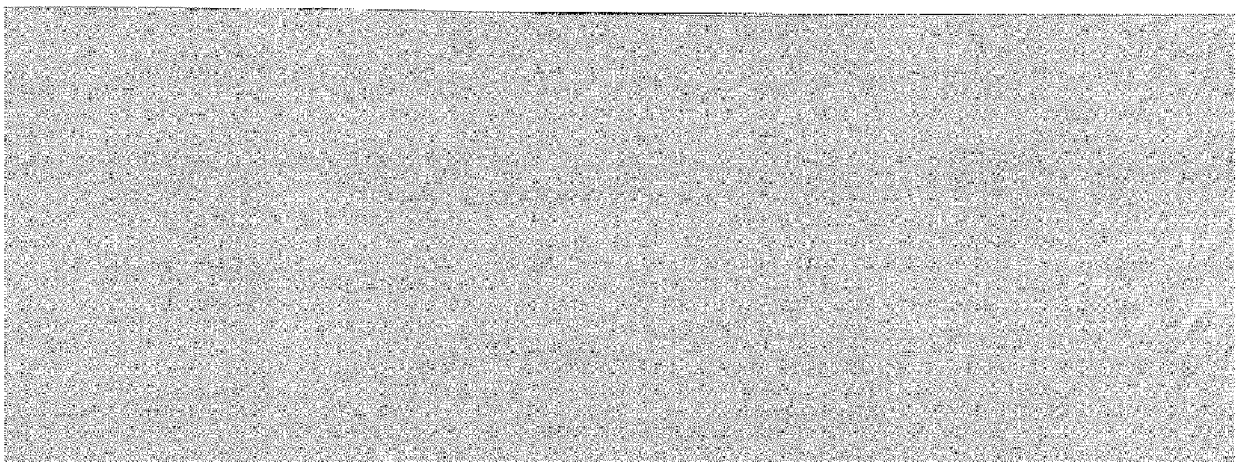
RE: Notice of Foreclosure Sale
Name of Taxpayer - Francisco Ambriz
Property address -4761 Terrago Trail, Nashville,TN

Dear Madam:

This office represents LCHW, LLC the beneficiary under a deed of trust (the "deed of trust") attached hereto as Exhibit "A" from Virginia Angel, to 1st Trust Title, Inc., Trustee, of record in Inst. No. 20071114-0133345, Register's Office for Davidson County, Tennessee. LCHW, LLC, 800 N. Highland Ave, Ste 200, Orlando, FL 32803 is foreclosing on the property (the "property") described in the attached notice of foreclosure sale marked as Exhibit "B" and incorporated by reference.

Attached hereto as Exhibit "C" is a copy of the tax liens (the "tax liens") of record in Inst. No. 20120305-0019117, Register's Office for Davidson County, Tennessee, encumbering the property. The foreclosure sale will be held on June 22, 2012 at the front door of the Davidson County Courthouse, Public Square, 2nd Ave, Nashville, TN at 12:00 noon, prevailing time. The sale shall be to the highest able bidder for cash.

As of this date, the amount of the principal obligation, including interest, secured by the deed of trust is $75,850.00. Interest is accruing per day. Other expenses, such as legal expenses and publication costs that will be charged against the sale proceeds are estimated to be not more than $5,600.00.



This notice is being mailed pursuant to applicable statutes and regulations to sell the property free and clear of the tax lien. If you require any additional information to effectuate the discharge of the tax lien, please contact me.

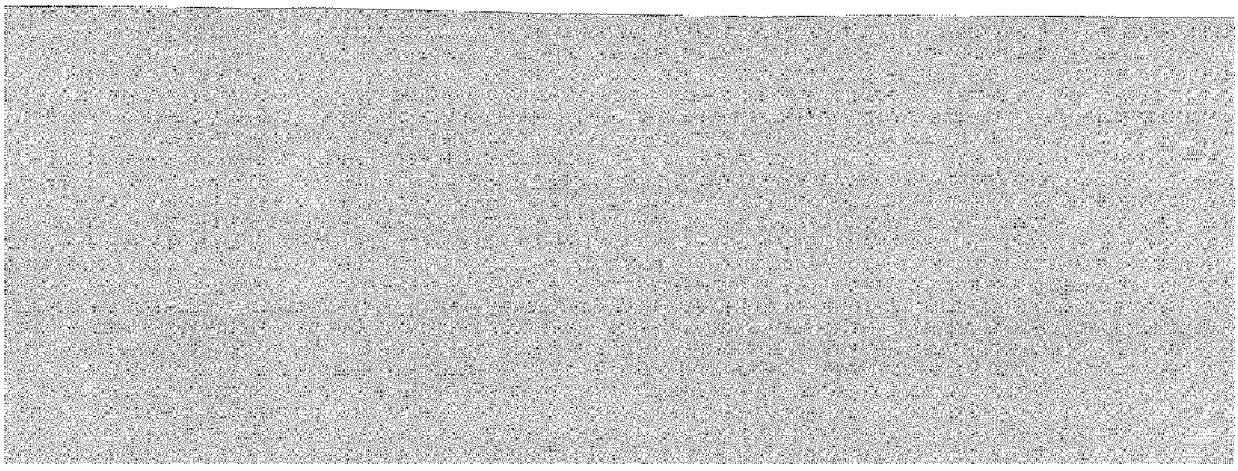
Sincerely yours,

William Timothy Hill

WTH/esf

Enc: Deed of Trust (copy)
Tax liens (copy)
Notice of Sale (copy)

Z:\Files\Active LCA\Angel, Virginia-4761 Terragon Trail, Antioch\fed-tax-lien virginia angel.ltr.doc



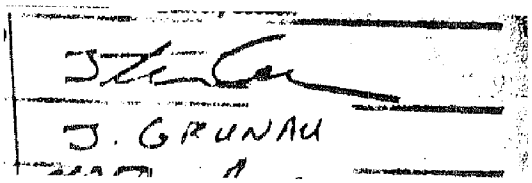
UNITED STATES POSTAL SERVICE

Date: 06/29/2012

ELIZABETH FONT:

The following is in response to your 06/29/2012 request for delivery information on your Certified Mail(TM) item number 7011 2970 0003 0744 0447. The delivery record shows that this item was delivered on 05/25/2012 at 01:03 PM in NASHVILLE, TN 37203 to J GRUNA. The scanned image of the recipient information is provided below.

Signature of Recipient:



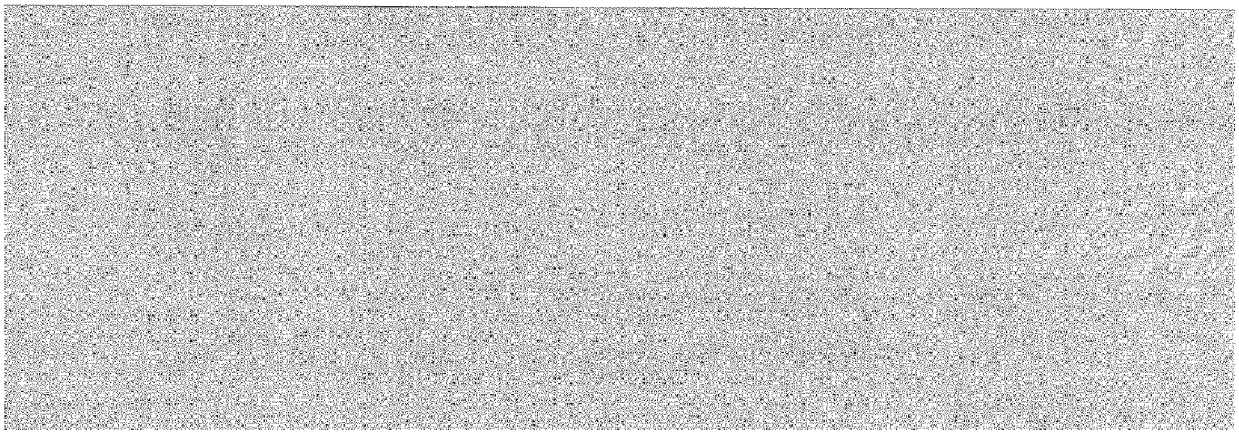
Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,

United States Postal Service



Track & Confirm

YOUR LABEL NUMBER	SERVICE	STATUS OF YOUR ITEM	DATE & TIME	LOCATION	FEATURES
70111397C0003074480647		Delivered	May 25, 2012, 1:03 pm	NASHVILLE, TN 37203	Certified Mail™
		Arrival at Unit	May 25, 2012, 7:33 am	NASHVILLE, TN 37203	
		Depart USPS Sort Facility	May 25, 2012	NASHVILLE, TN 37230	
		Processed through USPS Sort Facility	May 25, 2012, 4:31 am	NASHVILLE, TN 37230	

Check on Another Item

What's your label (or receipt) number?

Find

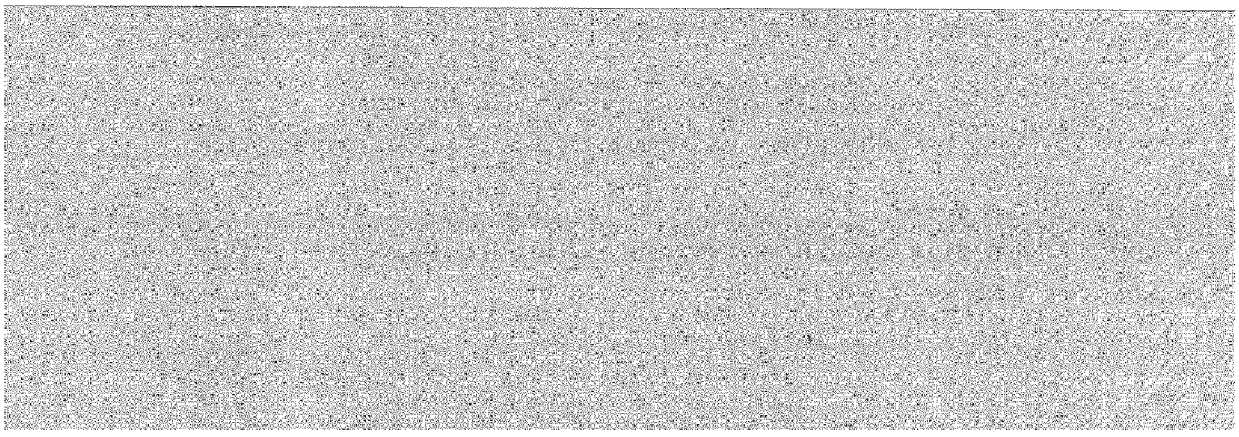
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AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

PHYLLIS ASHBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

MY COMMISSION EXPIRES: January 6, 2014.