BILL GARRETT, Davidson County
Trans:T20120065911 DEEDTRS
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Prepared by and Return to:
Patrick Taggart/hrylee 08/16/2012
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. 12-04712 /Georgia C. Benjamin and Tasha Benjamin and Arnold Benjamin, Jr.

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated August 4, 2004, and recorded in the Register's Office of Davidson County, Tennessee, on August 10, 2004 at Instrument No. 20040810-0096649, ("Deed of Trust"), Georgia C. Benjamin and Tasha Benjamin and Arnold Benjamin, Jr. conveyed to Robert D. Beam, 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, N.A.; and

WHEREAS, JPMorgan Chase Bank, N.A., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 201207200063828, 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 07/26/2012, 08/02/2012 and 08/09/2012. 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 August 16, 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 JP Morgan Chase Bank, National Association , being the highest, best and last bidder, became the purchaser of said property at and for the sum of $114,165.56; and

WHEREAS, the said holder of the debt has assigned its interests in the said property to Secretary, Department of Housing & Urban Development of Washington DC, 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 JP Morgan Chase Bank, National Association 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 Secretary, Department of Housing & Urban Development of Washington DC, 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 Secretary, Department of Housing & Urban Development of Washington DC, 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 August 16, 2012.

MCC TN, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On August 16, 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 Notarial Seal, the day and year above written.

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Notary Public

My Commission Expires: _____

GOVERNMENT ENTITY – NO TAX REQUIRED

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 $114,165.56, 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 August 16, 2012.

Notary Public

CATHERINE COLLYMORE NOTARY PUBLIC NEWTON COUNTY, GA MY COMMISSION EXPIRES MARCH 4, 2016

Mail Tax Notices to and Property Owner:
Secretary, Department of Housing & Urban Development, Washington DC
Department of Housing and Urban Development
c/o Michaelson, Connor, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

Map & Parcel No.: 81-16/725.00
Property Address: 938 Locklayer Street
Nashville, TN 37208

Exhibit "A"

Tract 1: Land in Davidson County, Tennessee, being Lot No. 41 and the Westerly 20 feet of Lot No, 40, Block B in Bransford Realty Companys Subdivision of the North Hill Tract, of record in Book 332, Page 72, Registers Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the North side of Locklayer Street, the common corner of Lots No. 41 and 42 of said Plan; running thence Northerly along the common boundary of Lots No. 41 and 42, 100 feet to a point on the South margin of an alley; thence Westerly along said margin of said alley 61.5 feet to a point: thence in a straight line Southerly 60 feet to a point on the North margin of Locklayer Street; thence in a Westerly direction along said margin of Locklayer Street, 55 feet to the point of beginning,

Being the same property conveyed to Tasha Benjamin and Georgia C. Benjamin and Arnold Benjamin, Jr. by Deed recorded in Instrument No. 200408100096647 Registers Office for said County.

Parcel ID No.: 81-16/725.00