BILL GARRETT, Davidson County
Trans:T20120067998 DEEDTRS
Recvd: 09/11/12 10:02 3 pgs
Fees:18.00 Taxes:335.86
20120911-0082227

FILE NO.: 11-25836

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Rogelio Paredes-Cruz aka Rogelio P Paredes and Martha Resendiz conveyed to First National Financial Title Services 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 in a Deed of Trust dated September 29, 2006 and recorded on January 3, 2007 in Instrument 20070103-0000914 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Banco Popular North America**; and

WHEREAS, Banco Popular North America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201203270025872, in the Office of the Register of Deeds 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, pursuant to Tenn. Code Ann. § 35-5-117(i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the Notice of Right to Foreclose was properly sent, if so required; and

WHEREAS, at the time and place mentioned in referenced advertisement, Sandra Upton, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on September 6, 2012 at 1:00PM to the highest and best bidder for cash, at which sale Banco Popular North America, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $90,772.50; and

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; and

NOW, THEREFORE, in consideration of the premises and of the payment by Banco Popular North America as aforesaid, of the said sum of money, receipt of which payment is

hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Banco Popular North America, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot 31, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rogelio P. Parades-Cruz, as Sole Owner, by Warranty Deed from Bimap Patel and Sanjay C. Patel, and Kiran S. Patel, dated September 29, 2006, recorded January 3, 2007 of record in Instrument No. 20070103-0000913, Register's Office for Davidson County, Tennessee.
Property commonly known as: 4916 Leesa Ann Lane, Hermitage, TN 37076.

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 Banco Popular North America, its successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

FILE NO.: 11-25836

IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 10th day of September, 2012.

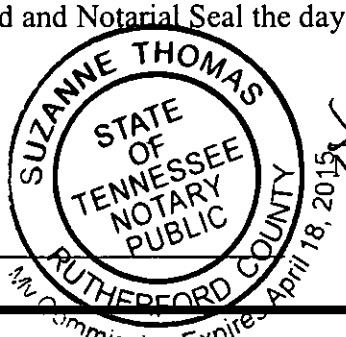
Brock & Scott, PLLC

By: _____
M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.



Suzanne Thomas
Notary Public

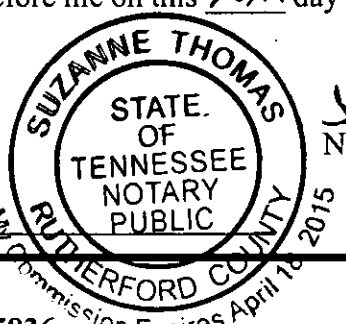
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,772.50, 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 this 10th day of September, 2012.



Suzanne Thomas
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 11-25836
Property Address: 4916 Leesa Ann Lane, Hermitage, TN 37076
Tax Parcel I.D. No.: 076.05-0-034.00
Property Owner and Tax Notices:
Banco Popular North America
8523 Commodity Circle Ste 100
Orlando, FL 32837