FILE NO.: 11-26727

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

920572

Davidson County APTSUBTR
Recvd: 11/14/12 12:54 5 pgs
Fees:27.00 Taxes:0.00
20121114-0104812

Return to
Accurate Title Group, LLC
9013 Perimeter Woods Dr., Ste H
Charlotte, North Carolina 28216

CORRECTED SUBSTITUTE TRUSTEE'S DEED

This Deed is being recorded to correct the name of the Grantee in the Substitute Trustee's Deed recorded in Instrument 201204250035358 from Popular Consumer Lending Group, to Banco Popular North America. Conveyance taxes were paid on Instrument 201204250035358.

WHEREAS, Enrique Correa Ortega and Angeles Hurtado, husband and wife, and Jose Lucio Correa, conveyed to J.M Carr 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 October 1, 2007 and recorded on October 11, 2007 in Instrument 20071011-0121017 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 No 20120327-0025875, 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, Tom Upton, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on April 10, 2012 at 11:00AM 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 $33,580.00; 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 successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61 and amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Enrique Correa Ortega and Jose Lucio Correa by Warranty Deed from Luis A. Ramirez and wife Blanca Azucena Hernandez, dated October 1, 2007, recorded October 11, 2007, of record in Instrument 200710110121016, Register's Office for Davidson County, Tennessee.

Property commonly known as: 4744 Volunteer Drive, Antioch, TN 37013.

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.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 8th day of November, 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 STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

Suzanne Thomas
Notary Public

My Commission Expires: 4-18-15

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 $33,580.00, 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 this 8th day of November, 2012.

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

Suzanne Thomas
Notary Public

~~My Commission Expires:~~ 4-18-15

Brock & Scott File No.: 11-26727
Property Address: 4744 Volunteer Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 149-05-0 078.00
Property Owner and Tax Notices:
Banco Popular North America
8523 Commodity Circle Suite 100
Orlando, FL 32837

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual **consideration or value**, whichever is greater, for this transfer is $ 33,580.00.

Affiant

Subscribed and sworn to before me this 13th day of NOVEMBER, 2012.

Notary Public

My Commission Expires: 7/13/16

NOTARY PUBLIC STATE OF TEXAS
SHARON M BRUSH
My Commission Expires
July 13, 2016

True Copy Certification

I, Erin Hyatt, 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.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, [Kelly McDonald], a notary public for this county and state, [Erin Hyatt] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 25, 2016

Notary' Seal (if on paper)

KELLY L McDONALD
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires May 25, 2016