BILL GARRETT, Davidson County
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Prepared by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd., TX2-979-02-10
Fort Worth, TX 76155

TS#:10-0060267

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
LAND DEVELOPMENT.COM, INC.	LAND DEVELOPMENT.COM, INC.	10408028300
(NAME)	(NAME)	
798 OLD HICKORY BLVD	798 OLD HICKORY BLVD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
BRENTWOOD TN 37027	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the November 29, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated July 10, 2006, recorded on July 20, 2006, as Instrument No. 20060720-0087880, and re-recorded on July 25, 2006 as Instrument No. 20060725-0089427, Register's Office for Davidson, Tennessee (the "Deed of Trust"), JAMES R GROSECLOSE, WILLIAM E LEWIS JR. UNMARRIED (collectively "Borrower"),conveyed to ERNEST B. WILLIAMS IV, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on July 10, 2006, (the "Note"); and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE1, the Beneficiary under the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, Notice of the Right to Foreclose ("Notice") was given in compliance with Tennessee law by the mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale.

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead ERNEST B. WILLIAMS IV, said appointment being set forth on October 18, 2012, as Instrument No. 20121018-0095548 said Register's Office; and

WHEREAS, the Substitute Trustee caused the Notice of Substitute Trustee's Sale ("Notice of Sale") to be published as provided in the Deed of Trust and Note in THE TENNESSEAN DAVIDSON that the Property would be sold on November 29, 2012, at time 10:00 AM at the Schermerhorn Symphony Center, such advertisement appearing in said newspaper on November 2, 2012, November 9, 2012 and November 16, 2012, a copy of such Notice of Sale sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said Notice of Sale offered the Property for sale, and after opening the floor for competitive bids, sold said Property to LAND DEVELOPMENT.COM, INC. at the price of $430,000.00, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $430,000.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto LAND DEVELOPMENT.COM, INC. ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LOCATED IN THE 22W - 15720 CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHERLY 55 FEET OF THE EASTERLY HALF OF LOT NO. 46 IN O.B. HAYES PLAN OF LARGE LOTS CALLED ROKEBY, AS OF

RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBES AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 17TH AVENUE SOUTH, FORMERLY ADDISON STREET, ON THE LINE BETWEEN LOTS NOS. 46 AND 55; THENCE NORTHERLY WITH THE WESTERLY MARGIN OF SAID AVENUE 55 FEET; THENCE AT RIGHT ANGLES WESTERLY 157 1/4 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF SAID ALLEY, 55 FEET TO THE LINE BETWEEN SAID LOTS NOS. 46 AND 55; THENCE EASTERLY WITH SAID LINE 157 1/4 FEET MORE OR LESS, TO THE BEGINNING.

PARCEL# 10408028300

1507 17TH AVENUE SOUTH, NASHVILLE 37212

Borrower's source of title is that certain Warranty Deed, dated 4/8/1985, given by Lee B. Long and wife, Marjorie Emmert Long to James R. Groseclose and William E. Lewis, Jr., joint tenants, with right of survivorship and recorded 4/15/1985 in Book 6533 Page 103, said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to (1) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; (3) any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on the day and date first above written.

Date: 12.7.12

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Stephanie Y King 12.7.12
Print Name: Stephanie Y. King
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On DEC 07 2012, before me J. Flores, personally appeared Stephanie Y. King, AVP, known to me (or proved to me on the oath of — or through —) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public's Signature

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Stephanie Y King 12.7.12
Affiant Stephanie Y King

Sworn to and subscribed before me this 7th day of December, 2012.

Notary Public

My commission expires:
10.28.13

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013