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

TS#:12-0073242

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) William J. & Zina L. Ledford	(NAME) William J. & Zina L. Ledford	086060A52600CO
(STREET ADDRESS OR ROUTE NUMBER) 816 CHESTNUT WOOD LN	(STREET ADDRESS) 816 CHESTNUT WOOD LN	
(CITY) (STATE) (ZIP) CHATTANOOGA TN 37421	(CITY) (STATE) (ZIP) CHATTANOOGA TN 37421	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the January 31, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated February 14, 2007, recorded on February 23, 2007, as Instrument No. 20070223-0022918, Register's Office for Davidson, Tennessee (the "Deed of Trust"), CHAD ADCOCK AKA JAMES C. ADCOCK, UNMARRIED (collectively "Borrower"),conveyed to SOUTHEAST TITLE, 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 February 14, 2007, (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 TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, 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 SOUTHEAST TITLE, said appointment being set forth on October 1, 2012, as Instrument No. 20121001-0089005 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 CITY PAPER that the Property would be sold on November 29, 2012, at time 10:00 AM at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, such advertisement appearing in said newspaper on November 5, 2012, November 12, 2012 and November 19, 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 appeared and announced to those assembled that the November 29, 2012 sale was postponed to January 17, 2013 at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On January 17, 2013 at the same time and place, the Substitute Trustee appeared and announced to those assembled that the January 17, 2013 sale was postponed to January 31, 2013 at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On January 31, 2013 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to WILLIAM JOHN LEDFORD & ZINA LYA LEDFORD at the price of $52,000.00, 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 $52,000.00, the receipt of which is hereby

acknowledged, by these presents do transfer and convey unto WILLIAM JOHN LEDFORD & ZINA LYA LEDFORD ("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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 526 ON THE PLAN OF CONDOMINIUMS SITE OF STEEPLECHASE CONDOMINIUMS, OF RECORD IN BOOK 6816, PAGE 483, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PARCEL# 086060A52600CO

526 CHANDLER PL, HERMITAGE TN 37076

Borrower's source of title is that certain Warranty Deed, dated 2/14/2007, given by Joe Stanley Byrd, unmarried, to James C. Adcock and recorded 2/23/2007 Instrument # 20070223-0022917, 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: 4/19/13

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Wendi Abed-Rabbah 4/19/13
Print Name: Wendi Abed-Rabbah
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On APR 19 2013, before me Rosemarie S. Martinez, personally appeared Wendi Abed-Rabbah AVP, ReconTrust Company NA, 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

Rosemarie S. Martinez
Notary Public's Signature

ROSEMARIE S. MARTINEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-21-16

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Wendi Abed-Rabbah 4/19/13
Affiant Wendi Abed-Rabbah, AVP

Sworn to and subscribed before me this 19TH day of April, 2013.

Rosemarie S. Martinez
Notary Public

ROSEMARIE S. MARTINEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-21-16

My commission expires:
FEB 21, 2016