SUBSTITUTE TRUSTEE'S DEED

Map 149
Group 11-A
Parcel 7-CO

WHEREAS, by Deed of Trust dated September 30, 2004, recorded in Instrument No. 20041013-0123139, Register's Office for Davidson County, Tennessee, Eloy Perez and wife, Agustina Cana conveyed to Mary Frances Rudy, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20130821-0088194 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust by which advertisement the sale was appointed to be held on September 25, 2013 at 12:00 p.m. at the outside door of the Register of Deeds office located at 501 Broadway, Bridgestone Arena in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to MiCasa of America, LLC whose address is PO Box 158838, 4015 Hillsboro Pike, Suite 208, Nashville, Tennessee 37215 at and for the sum of Seventy Five Thousand and 00/100ths ($75,000.00) that being the highest and best bid offered; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by MiCasa of America, LLC, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MiCasa of America, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans:T20130083047 DEEDTRS
Recvd: 09/25/13 14:52 3 pgs
Fees:18.00 Taxes:277.50
20130925-0100869

LOT 7, Rice Hill, Phase I Planned Unit Development, as shown on plat of record in Plat Book 6250, Page, 858, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Order from Michael A. Grant to Lovie Bassett as recorded on the 15th day of April, 1994, in Book 9313, Page 814 and Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, DC to Michael A. Grant and Lovie J. Bassett as recorded on the 28th day of February, 1990 in Book 8054, Page 67, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eloy Perez and wife, Agustina Cana by Deed as of record in Instrument No. 20041013-0123138, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 1106 Rural Hill, Antioch, Tennessee 37013.

The Notice requirements of T.C.A. Section 35-5-113 have been met.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (d)(1) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MiCasa of America, LLC, its successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 25th day of September, 2013.

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 2013, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year within.

NOTARY PUBLIC

My Commission Expires: 5/3/16

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration or value for this transfer, whichever is greater, is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Auborn L. Hager, III, Affiant

Sworn to and subscribed before me this 25th day September, 2013.

NOTARY PUBLIC

My Commission Expires: 5/3/16

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MiCasa of America, LLC
PO Box 158838
Nashville, Tennessee 37215
4015 Hillsboro Road, Suite 208
Nashville, Tennessee 37215

THIS INSTRUMENT WAS PREPARED BY:

AUBORN L. HAGER, III
Attorney at Law
450 10th Circle North
Nashville, Tennessee 37203