BILL GARRETT, Davidson County
Trans:T20130097879 DEEDTRS
Recvd: 11/18/13 12:18 3 pgs
Fees:17.00 Taxes:0.00
20131118-0118751

FILE NO.: 13-16687

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert E. Stall and Jeanne R. Stall conveyed to Gregg Murphy as Trustee for the benefit of American Home Mortgage, 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 November 11, 2005 and recorded on November 14, 2005 at Instrument No. 20051114-0137368 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 **Resurgent Capital Services, LP**; and

WHEREAS, Resurgent Capital Services, LP, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20131022-0109929 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, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on October 29, 2013 at 10:00AM to the highest and best bidder for cash, at which sale Resurgent Capital Services, LP, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $80,649.78; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal Home Loan Mortgage Corporation, it successors and assigns; and

WHEREAS, Federal Home Loan Mortgage Corporation 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 payment by Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation, its/his/her 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, Tennessee, being all of Lot No. 42, on the Plan of Merry Oaks, Section II, as shown by plat appearing of record in Plat Book 2133, Page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert E. Stall and wife, Jeanne R. Stall, by deed from James Underwood, Executor of the Estate of Regina F. Underwood, deceased, James T. Underwood, individually, Pamela Van Russell, Paula Ann Underwood and Samuel Robert Underwood, Jr., sole heirs at law of Sam Underwood, deceased, as of record in Instrument No. 20051114-0137365 Register's Office for Davidson County, Tennessee.

Property commonly known as: 2407 Woodberry Drive, Nashville, TN 37214.

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 Federal Home Loan Mortgage Corporation, its/his/her 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.

IN TESTIMONY WHEREOF, **Attorney Nick Adler** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 14th day of November, 2013.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Nick Adler
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nick Adler, 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.

Notary Public

ERICA SVENDSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

My Commission Expires: 10/2/17

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 $80,649.78, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nick Adler

Subscribed and sworn to before me on this 14th day of November, 2013.

Notary Public

ERICA SVENDSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 2, 2017

My Commission Expires: 10/2/17

Brock & Scott File No.: 13-16687
Property Address: 2407 Woodberry Drive, Nashville, TN 37214
Tax Parcel I.D. No.: 09511015500
Property Owner and Tax Notices:
Federal Home Loan Mortgage Corporation
8250 Jones Branch Road
McLean, VA 22102