FILE NO.: RMU-13-05214

BILL GARRETT, Davidson County
Trans:T20140000152 DEEDTRS
Recvd: 01/02/14 10:34 3 pgs
Fees:18.00 Taxes:481.00
20140102-0000199

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
RMU-13-05214

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Reverse Mortgage Solutions, Inc.	Reverse Mortgage Solutions, Inc.	43-14-183.00
2727 Spring Creek Dr Spring , TX 77373	2727 Spring Creek Dr Spring , TX 77373	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 19, 2010 and recorded March 26, 2010, at **Instrument Number 20100326-0022808**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **JEAN MOSLEY** ("Borrower"), conveyed to ALAN E. SOUTH, Trustee, 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 March 19, 2010, (the "Note"), which obligation is presently held and owned by **Reverse Mortgage Solutions, Inc.**; 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, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ALAN E. SOUTH, said appointment being set forth in **Instrument Number 20130905-0093615** in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on October 31, 2013, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on September 26, 2013, October 3, 2013, October 10, 2013, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the October 31, 2013 sale was postponed to December 5, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On December 5, 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 **Reverse Mortgage Solutions, Inc.** at the price of **One Hundred Thirty Thousand and 00/100 ($130,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Thirty Thousand and 00/100 ($130,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Reverse Mortgage Solutions, Inc.** ("Grantee"), its successors and assigns, all of its 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:

EXHIBIT A TO THE MORTGAGE MADE ON MARCH 19, 2010, BY JEAN MOSLEY, AN UNMARRIED WOMAN ("BORROWER") TO URBAN FINANCIAL GROUP ("LENDER"). THE PROPERTY IS LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A DECEMBER 1, 1978, SURVEY BY SOUTHERN LAND AND ASSOCIATES, INC. LEWIS R. MEDFORD, JR., TENNESSEE REGISTERED ENGINEER NO. 5076, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF EAST MAPLE STREET AT THE SOUTHEASTERLY CORNER FRONTING THEREON OF TRACT ONE ON THE PLAN OF FOREST PARK SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 81, REGISTER`S OFFICE FOR SAID COUNTY; THENCE, WITH THE NORTHEASTERLY LINE OF SAID TRACT, N 38 DEG. 12 MIN. W 194.9 FEET TO A POINT AT A SOUTHWESTERLY CORNER OF THE REMAINING C. E. EVANS PROPERTY (BOOK 5267, PAGE 799, SAID REGISTER`S OFFICE); THENCE, WITH SOUTHERLY, SOUTHWESTERLY AND WESTERLY PROPERTY LINES OF EVANS, EASTWARDLY 80.70 FEET TO A POINT, SOUTHEASTWARDLY 94.60 FEET TO A POINT, SOUTHWARDLY 160.3 FEET TO A POINT ON THE NORTHERLY MARGIN OF EAST MAPLE STREET; THENCE, WITH SAID MARGIN, WESTWARDLY 97.75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEIGHTON E. WAYMAN AND WIFE, DORIS M. WAYMAN, BY DEED FROM C. E. EVANS AND WIFE, JO H. EVANS, OF RECORD IN BOOK 5371, PAGE 650, DATED NOVEMBER 30, 1978, SAID REGISTER`S OFFICE. THE SAID LEIGHTON E. WAYMAN AND DORIS M. WAYMAN HAVING SINCE DIED. THEN BEING FURTHER CONVEYED TO JEAN MOSLEY, BY EXECUTOR`S QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 200002180016528, DATED FEBRUARY 15, 2000, SAID REGISTER`S OFFICE.

This property is now or was formerly known as 545 E MAPLE STREET, MADISON, TN 37115.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's 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.

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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 this ___ day of DEC 18 2013, 20___.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared Victor Kang, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin TN, PLLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in NORCROSS, GEORGIA, this ___ day of DEC 18 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Printed Name: Victor Kang
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of DEC 18 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014