BILL GARRETT, Davidson County
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FILE NO.: 15-23053

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Latoya Blair conveyed to Bicentennial Title as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., 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 December 19, 2006 and recorded on December 21, 2006 in Instrument No. 20061221-0157583, 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 **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**; and

WHEREAS, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20151211-0125065 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 January 26, 2016 at 10:00AM to the highest and best bidder for cash, at which sale The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $103,402.15; and

WHEREAS, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 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 The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 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 The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, 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, State of Tennessee, described as follows, to wit:

BEING Lot No. 63 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to LATOYA BLAIR, AN UNMARRIED PERSON by Warranty Deed from ANGELA R. MARKHAM F/K/A ANGELA R. WORD, A MARRIED PERSON, of record in Instrument No. 20061221-0157682, said Register's Office of Davidson County.

Property commonly known as: 336 Dinwiddie Drive, Madison, TN 37115.

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 The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, 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 Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 26th day of January, 2016.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF COWETA

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, 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

My Commission Expires: _____

LOAN CAO NOTARY PUBLIC EXPIRES GEORGIA JUNE 10, 2019 COWETA COUNTY

STATE OF GEORGIA
COUNTY OF COWETA

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 $103,402.15, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart- as Agent

Subscribed and sworn to before me, on this 28 day of January, 2016.

LOAN CAO NOTARY PUBLIC EXPIRES GEORGIA JUNE 10, 2019 COWETA COUNTY

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 15-23053
Property Address: 336 Dinwiddie Drive, Madison, TN 37115
Tax Parcel I.D. No.: 03410006400
Property Owner and Tax Notices:
The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1
c/o Caliber Home Loans
13801 Wireless Way
Oklahoma City, OK 73134