Davidson County DEEDTRS
Recvd: 11/06/06 11:26 4 pg
Fees:23.00 Taxes:268.60
20061106-0137730

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20030520-0068893

---

Responsible Taxpayer and Property Owner:
Tax Parcel No. 12607015000

Name: Bank of New York as Trustee for the
Certificateholders of CWABS Series 2003-BC5
Address:c/o Countrywide Home Loans, Inc
7105 Corporate Drive
Plano, TX 75024

---

Common Description: 100 Benzing Rd
Antioch, TN 37013
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $72,594.88 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 26th day of October, 2006

Notary Public
My Commission Expires: 12/27/07.

---

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **William H. Hall Jr.** dated **5/9/2003**

and recorded **5/20/2003** Instrument No.**20030520-0068893**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc acting solely as Nominee for Accredited Home Lenders Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **October 24, 2006** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Bank of New York as Trustee for the Certificateholders of CWABS Series 2003-BC5** became the highest and best bidder(s) at and for the sum of **$72,594.88** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York as Trustee for the Certificateholders of CWABS Series 2003-BC5**, Grantee, the following described real estate, to wit:

**See attached Exhibit "A"**

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Inst. No. **20030520-0068893**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 26th day of October, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO )
COUNTY OF EL PASO )

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 26th day of October, 2006.

Notary Public

My Commission Expires: 12/27/07.

## EXHIBIT A

Parcel 162-07-0-150.00

## LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF SECTION SEVEN, ANTIOCH PARK, OF RECORD IN BOOK 5200, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5, A CORNER LOT, FRONTS 102.90 FEET ON THE SOUTHERNLY MARGIN OF TUSCULUM ROAD AND 91.84 FEET ON THE NORTHWESTERLY MARGIN OF BENZING ROAD, SAID FRONTAGES JOINTED BY A CURVE HAVING A LENGTH OF 53.36 FEET, AND EXTENDS BACK 69.63 FEET ON THE WESTERLY LINE AND 96.0 FEET ON THE SOUTHWESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. HALL, JR. AND WIFE, LISA C. HALL, BY DEED FROM RUTH S. WITT AND HUSBAND, JAMES H. WHITT, DATED JULY 1, 1991, RECORDED JULY 2, 1991, OF RECORD IN BOOK 8389, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBSEQUENTLY CONVEYED SOLELY TO WILLIAM W. HALL, JR. IN FEE SIMPLE BY FINAL DECREE DATED AND FILED OCTOER 26, 2000 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: (for informational purposes)
100 Benzing Road
Antioch, TN 37013