BILL GARRETT, Davidson County
Trans:T20090047963 DEEDTRS
Recvd: 07/16/09 10:23 3 pgs
Fees:18.00 Taxes:283.05
20090716-0066674

Prepared and Recorded by:
RECONTRUST COMPANY
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082

TS#:08 -0058647

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER 13409006700
(NAME) **Bank of New York Mellon**	(NAME) **Bank of New York Mellon**	
(STREET ADDRESS OR ROUTE NUMBER) **400 Countrywide Way**	(STREET ADDRESS) **400 Countrywide Way**	
(CITY) (STATE) (ZIP) **Simi Valley CA 93063**	(CITY) (STATE) (ZIP) **Simi Valley CA 93063**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the June 12, 2009, by RECONTRUST COMPANY, substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated January 31, 2006, recorded on February 2, 2006, as Instrument No. 20060202-0013275, Register's Office for Davidson, Tennessee (the "Deed of Trust"), JUSTIN F WAGNON, AN UNMARRIED MAN (collectively "Borrower"),conveyed to ROBERT M. WILSON, 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 January 31, 2006, (the "Note"); 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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, the Beneficiary under 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, RECONTRUST COMPANY, was duly appointed as Substitute Trustee in the place and stead ROBERT M. WILSON, said appointment being set forth on June 17, 2008, as Instrument No. 20080617-0062300 said Register's Office; and

WHEREAS, the Substitute Trustee caused notice to be published as provided in the Deed of Trust and Note in the DAVIDSON AM that the Property would be sold on June 12, 2009, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on May 22, 2009, May 29, 2009 and June 5, 2009, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Tennessee, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAG E PASS-THROUGH CERTIFICATES, SERIES 2006-6CB at the price of $76,500.00, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, Substitute Trustee, in consideration of the premises and the sum of $76,500.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAG E PASS-THROUGH CERTIFICATES, SERIES 2006-6CB ("Grantee"), its successors and assigns, all of my 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45, ON THE PLAN OF PHASE ONE, WOODLAND HILLS, OF RECORD IN BOOK 6900, PAGES 666-669,

REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELEANOR FRANCES BRUCE, UNMARRIED, BY DEED FROM FOX RIDGE HOMES, INC., DATED OCTOBER 6, 1989, OF RECORD IN BOOK 7957, PAGE 526. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN F. WAGNON BY DEED DATED 2/2/06 OF RECORD IN INSTRUMENT NO. 20060202-0013274.

ALSO KNOWN AS: 4036 SCOTWOOD DR, NASHVILLE, TN

Borrower's source of title is that certain Warranty Deed dated January 31, 2006, recorded on February 2, 2006,Instrument # 20060202-0013274, said Register's Office. To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses 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.

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 on the day and date first above written.

RECONTRUST COMPANY, as Substitute Trustee
By: Leonard Valsin
Print Name: Leonard Valsin
Title: ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Shameca L. Harrison, of the state and county aforesaid, personally appeared Leonard Valsin of RECONTRUST COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be ASSISTANT SECRETARY of RECONTRUST COMPANY, a corporation, and that s/he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself/himself as such officer.

WITNESS my hand and seal at office in DALLAS, TEXAS this 2nd day of July, 2009.

Notary Public

My commission expires:

SHAMECA L HARRISON
My Commission Expires
August 13, 2012

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $76,500.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2009.

Notary Public

My commission expires:
3-25-2010

M. J. PARVIN
MY COMMISSION EXPIRES
March 25, 2010