FILE NO.: 432.0807700TN\S

BILL GARRETT, Davidson County
Trans:T20090065230 DEEDTRS
Recvd: 09/24/09 11:21 2 pgs
Fees:12.00 Taxes:0.00
20090924-0088888

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 20020912-0111259, ("Deed of Trust")Nivida Garcia and Jose R Garcia conveyed to Lender's Title & Escrow, LLC, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 20090514-0044397** in the Register's Office of Davidson County, TN; 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, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 04/17/2009, 04/24/2009, 05/01/2009, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 14, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $119,601.48; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; and

WHEREAS, the owner and holder of said debt for which said property was sold 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;

NOW, THEREFORE, in consideration of the premises and of the payment by The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Lot 195, Plan of Hillbrook, Section 2, as shown on plat of record in Plat Book 3300, Page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot. This being the same property conveyed to Nivida Garcia, unmarried and Jose R. Garcia, unmarried by Warranty Deed dated November 22, 2000 and filed for record December 1, 2000 at Instrument Number 20001201-0118101 in the aforesaid Register's Office. Parcel # 148-01-82 Property Address: 3733 Hillbrook Court, Nashville, TN 37211

The last recorded Warranty Deed was filed of record at Instrument Number 200012010118101 in the Register's Office of Davidson County, TN.

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 **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assignsforever, to whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 14th day of May, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of May, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the ~~day~~ and year above written.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC Exp. Nov. 28, 2010 GWINNETT COUNTY, GA

My Commission Expires: 11-28-2010

NO TAX – GOVERNMENTAL AGENCY

****

File No.: 432.0807700TN (Garcia)
Property Address: 3733 Hillbrook Court, Nashville, TN 37211
Tax Parcel ID No.: 148 01 0 082

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Attention: Single-Family Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803