BILL GARRETT, Davidson County
Trans:T20100002976 DEEDTRS
Recvd: 01/15/10 09:59 6 pgs
Fees:33.00 Taxes:524.48
20100115-0003760

Prepared by:
Rubin Lublin, LLC
One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
BAC-08-00178-3

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders, CWABS, Inc Asset Backed Certificates, Series 2007-2	The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders, CWABS, Inc Asset Backed Certificates, Series 2007-2	070-01-0-088.00
1800 Tapo Canyon Road	1800 Tapo Canyon Road	
Simi Valley, California 93063	Simi Valley, California 93063	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on December 10, 2009, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated March 21, 2007 and recorded on March 23, 2007 in **Instrument Number 20070323-0035324**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Steven O. Williams** ("Borrower") conveyed to ReconTrust Company, N.A, 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 21, 2007 (the "Note"), which obligation is presently held and owned by The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders, CWABS, Inc Asset Backed Certificates, Series 2007-2; 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, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of ReconTrust Company, N.A, said appointment being set forth in **Instrument Number 20091124-0108031** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the Nashville Record that the Property would be sold on November 19, 2009, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **October 30, 2009, November 6, 2009, and November 13, 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, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the sale was postponed to November 24, 2009 at same time and place. On November 24, 2009 at the same time and place, the Substitute Trustee appeared and announced to those assembled that the sale was postponed to December 10, 2009 at same time and place. On December 10, 2009 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 The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders, CWABS, Inc Asset Backed Certificates, Series 2007-2 at the price of **One Hundred Forty One Thousand Seven Hundred Fifty and 00/100 dollars ($141,750.00)**, this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Forty One Thousand Seven Hundred Fifty and 00/100 dollars ($141,750.00)** to me in hand paid, 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, CWABS, Inc Asset Backed Certificates, Series 2007-2 ("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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 2, RE-SUBDIVISION OF LOTS NO. 42-43, TREPPARD HEIGHTS, SECTION ELEVEN, OF RECORD IN PLAT BOOK 3842, PAGE 26, AS REVISED IN BOOK 5190, PAGE 338, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 3238 W Hamilton Avenue, Nashville, TN 37218.

Borrower's source of title is that certain Warranty Deed dated 03/21/2007 from Sidney Property Investments, LLC to Steven O. Williams of record on 03/23/2007 in Instrument Number 20070323-0035323 in 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, 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; **(7)** any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto,

taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); and **(8)** 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 Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 10th day of December, 2009.

Carol G. Hixson
Notary Public

My commission expires:

4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$141,750.00**.

Affiant

Sworn to and subscribed before me this 10th day of December, 2009.

Carol G. Hixson
Notary Public

My commission expires: 4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Exhibit "A"

RUBIN LUBLIN SUAREZ SERRANO, LLC

ATTORNEYS AND COUNSELERS AT LAW
ONE PARK PLACE, SUITE 380
6148 LEE HIGHWAY
CHATTANOOGA, TN 37421
TEL __SITE_PHONE__
FAX (423) 296-1882

Rcvd 10-28-09
2:58 p.m.
W. Smoot

October 27, 2009

VIA UPS# 1ZA59V350197261653
Internal Revenue Service
Ellen Dolby
801 Broadway
MDP53
Nashville, Tennessee 37204

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**BAC-08-00178-3**
Name Per Client:	**Steven O. Williams**
SSN:	**XXX-XX-4681**
Property Address:	**3238 W Hamilton Avenue, Nashville, TN 37218**

Dear Sir or Madam:

I am writing to advise you that BAC HOME LOANS SERVICING, L.P. fka COUNTRYWIDE HOME LOANS SERVICING, L.P. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on November 24, 2009. Enclosed is a copy of the Notice of Sale Under Power which is being published in the Davidson County legal newspaper. The recording information for the Security Deed and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrower Social Security Number, Steven O. Williams XXX-XX-4681 , or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $237,600.00. Interest through the sale date is approximately $800.00. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $500.00 to the maximum allowable by Tennessee law.

If you should have any questions about this matter, please do not hesitate to contact this office at (888) 890-5309.

Sincerely,

RUBIN LUBLIN SUAREZ SERRANO, LLC

Glen D. Rubin

Enclosures

1. Notice of Sale
2. Copies of Federal Tax Liens

cc: BAC

Form 668 (Y) (c)
(Rev. October 1999)

1916

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

District	Serial Number
SMALL BUSINESS/SELF EMPLOYED AREA #8 (800) 829-3903	620166799

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 08/03/01 17:05 1pgs
Fees:12.00 Taxes:0.00
[redacted]
20010803-0083320

Name of Taxpayer: STEVEN & DEBORAH J WILLIAMS

Residence: 4705 KENSINGTON DR
OLD HICKORY, TN 37138-1585

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1999	[redacted]-2973	12/04/2000	01/03/2011	23869.09
				Total	$ 23869.09

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37201

This notice was prepared and signed at Nashville, TN, on this,

the 30th day of July, 2001

Signature	Title	
for G ACKERMAN [signature]	ACS (800) 829-3903	62-01-

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971-2 C.B. 409)

PART 1 - KEPT BY RECORDING OFFICE

Form 668 (Y) (c) (Rev. 10-99)
CAT. NO. 60025X