BILL GARRETT, Davidson County
Trans:T20100015868 DEEDTRS
Recvd: 03/18/10 11:11 8 pgs
Fees:43.00 Taxes:430.87

20100318-0020352

Prepared and Recorded by:
RECONTRUST COMPANY, N.A.
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082

TS#:09 -0175160

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) Bank of New York Mellon	(NAME) Bank of New York Mellon	13607016900
(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 January 14, 2010, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated January 26, 2005, recorded on March 28, 2005, as Instrument No. 20050328-0032434, Register's Office for Davidson, Tennessee (the "Deed of Trust"), MONICA COLLINS, A MARRIED WOMAN, WILLIAM C. COLLINS, JR. (collectively "Borrower"),conveyed to ARNOLD M. WEISS, 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 26, 2005, (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, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, 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, N.A., was duly appointed as Substitute Trustee in the place and stead ARNOLD M. WEISS, said appointment being set forth on December 18, 2009, as Instrument No. 20091218-0115302 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 January 14, 2010, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on December 25, 2009, January 1, 2010 and January 8, 2010, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC. at the price of $116,450.00, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $116,450.00, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC. ("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. 350 ON THE PLAT OF PRIEST LAKE PARK, SECTION 5, OF RECORD IN PLAT BOOK 4460, PAGES 174, 175, 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

SAID LOT NO. 350 FRONTS 100 FEET ON THE NORTH MARGIN OFSAXON MIST DRIVE AND EXTENDS BACK 115 FEET ON THE EAST LINE, AND 126.67 FEET ON THE WEST LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 100.83 FEET.

Property Address: **109 SAXON MIST DR, NASHVILLE TN 37217**

Borrower's source of title is that certain **Warranty Deed**, dated **1/26/2005**, given by **Stanley M. Long and wife, Sandra Joan Long** to **Monica Collins, a married woman** and recorded **3/28/2005 Instrument # 20050328-0032433**, 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) Provided, however, that this conveyance is made subject to any right of redemption as provided for in 26 USC § 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 USC § 7425(c). (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 Substitute Trustee on the day and date first above written.

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Sandra L. Hickey
Print Name: SANDRA L. HICKEY
Title: Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Lauren Holleman, of the state and county aforesaid, personally appeared SANDRA L. HICKEY of RECONTRUST COMPANY, N.A.,, 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, N.A., 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.

this 2nd WITNESS my hand and seal at office in Dallas, County day of February, 2010.

Notary Public

My commission expires:

LAUREN D HOLLEMAN
Notary Public
STATE OF TEXAS
My Comm. Exp.11-05-13

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $116,450.00.

Affiant

Sworn to and subscribed before me this 2nd day of February, 2010.

Notary Public

My commission expires:

LAUREN D HOLLEMAN
Notary Public
STATE OF TEXAS
My Comm. Exp.11-05-13

UNITED STATES POSTAL SERVICE®

Track & Confirm

Search Results

Label/Receipt Number: **7187 7930 3131 6072 4821**
Service(s): **Certified Mail™**
Status: **Delivered**

Your item was delivered at 12:12 PM on December 18, 2009 in NASHVILLE, TN 37203.

Track & Confirm
Enter Label/Receipt Number.
Go >

Detailed Results:

- **Delivered, December 18, 2009, 12:12 pm, NASHVILLE, TN 37203**
- **Arrival at Unit, December 18, 2009, 10:30 am, NASHVILLE, TN 37203**

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February 26, 2010
IRS NOTIFICATION OF SALE

TS#: 09 -0175160
PUB DATE: 12/25/2009 01/01/2010 01/08/2010
SALE DATE/TIME: 01/14/2010 2:00 PM
PLACE OF SALE: At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201

Pursuant to the provisions of the Federal Tax Lien Act of 1966 notice is hereby given of the above trustee foreclosure sale.

Enclosed you will find a copy of our Notice of Sale, which contains among other things, the date, time and place of sale, together with a copy(ies) of the recorded federal tax lien(s) pertaining to the above described trustee foreclosure sale, and also a copy of the Title Search.

Lien(s) exist for the amount herein stated and any other amounts due in favor of the UNITED STATES OF AMERICA, filed in the office of the District Director of Internal Revenue.

LIEN #1	
Federal Serial Number:	512841609
Taxpayer:	WILLIAM C JR & MONICA M COLLINS
Class of Type of Tax:	1040
Amount:	$3,649.01
Recorder's Serial Number:	200902090010915
LIEN #2	
Federal Serial Number:	269217106
Taxpayer:	WILLIAM C. COLLINS, JR.
Class of Type of Tax:	1040
Amount:	$20,406.69
Recorder's Serial Number:	200601270010294
LIEN #3	
Federal Serial Number:	512841709
Taxpayer:	WILLIAM C. COLLINS, JR.
Class of Type of Tax:	1040
Amount:	$3,404.59
Recorder's Serial Number:	200902090010916

The approximate amount of the principal obligation, including interest, escrow advances and certain recoverable fees and costs is $189,801.13. Other expenses which may be charged against the sale proceeds include Trustee's Commission/Attorney's Fee, advertising expenses and other costs of sale.

Sincerely,

_____
Foreclosure Officer

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Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
269217106

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 01/27/06 08:20 1 pg:
Fees:12.00 Taxes:0.00
[redacted]
20060127-0010294

As provided by section 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.

Name of Taxpayer WILLIAM C COLLINS JR

Residence
109 SAXON MIST DR
NASHVILLE, TN 37217-4624

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the 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 Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1996	[redacted]-0217	09/29/1997	10/29/2007	1306.41
1040	12/31/1997	[redacted]-0217	02/21/2000	03/23/2010	1806.44
1040	12/31/2001	[redacted]-0217	07/12/2004	08/11/2014	15454.75
1040	12/31/2003	[redacted]-0217	09/27/2004	10/27/2014	1839.09

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

Total $ 20406.69

This notice was prepared and signed at DALLAS, TX, on this,

the 19th day of January, 2006.

Signature Susan A. Hanson
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

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

Part 2 - Internal Revenue Service TDA Copy

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
512841609

For Optional Use by Recording Office

As provided by section 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: 02/09/09 09:56 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090209-0010915

Name of Taxpayer WILLIAM C JR & MONICA M COLLINS

Residence
109 SAXON MIST DR
NASHVILLE, TN 37217-4624

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the 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 Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX-0217	08/28/2006	09/27/2016	2317.60
1040	12/31/2006	XXX-XX-0217	06/04/2007	07/04/2017	1331.41

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

Total $ 3649.01

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

the 29th day of January, 2009.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment 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. 2-2004)
CAT. NO 60025X

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Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
512841709

For Optional Use by Recording Office

As provided by section 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: 02/09/09 09:58 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090209-0010916

Name of Taxpayer WILLIAM C COLLINS JR

Residence 109 SAXON MIST DR
NASHVILLE, TN 37217-4624

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the 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 Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-0217	10/23/2006	11/22/2016	3404.59

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

Total $ 3404.59

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

the 29th day of January, 2009.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment 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. 2-2004)
CAT. NO 60026X

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