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

TS#:10 -0041846

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) HSBC Bank USA	(NAME) HSBC Bank USA	08106035400
(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 May 6, 2010, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated May 15, 2006, recorded on May 17, 2006, as Instrument No. 20060517-0057701, Register's Office for Davidson, Tennessee (the "Deed of Trust"), ROSEMARY THOMPSON (collectively "Borrower"),conveyed to FIRST NATIONAL FINANCIAL TITLE SERVICES, INC., 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 May 15, 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, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM2 ASSET BACKED PASS-THROUGH CERTIFICATES, 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 FIRST NATIONAL FINANCIAL TITLE SERVICES, INC., said appointment being set forth on April 15, 2010, as Instrument No. 20100415-0028462 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 May 6, 2010, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on April 16, 2010, April 23, 2010 and April 30, 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 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM2 ASSET BACKED PASS-THROUGH CERTIFICATES at the price of $79,200.00, 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 $79,200.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM2 ASSET BACKED PASS-THROUGH CERTIFICATES ("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:

Being part of Lot No. 16 on the Plan of the Nichol property, of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the middle of 24th Avenue, North, formerly Dudley Avenue, where said Avenue is intersected by the Eva Allen line; thence east with the said Evan Allen line 170 feet; thence north with line of lot formerly owned by L.O. Moore 50 feet; thence west 170 feet parallel with the aforementioned Eva Allen line to the middle of 24th Avenue, North; thence south with the middle of said Avenue, 50 feet to the point of beginning, being also a strip of land at the back or east end of the land above described, said strip being 20 feet wide and 50 feet long, extending in length from the said Eva Allen line to the north line of the land above described.

Property Address: **2016 24TH AVE NORTH, NASHVILLE TN 37208**

Borrower's source of title is that certain **Warranty Deed**, dated **05/15/2006**, given by **Eric Robertson and wife, Karen Robertson** to**Rosemary Thompson, unmarried** and recorded **5/17/2006 Instrument # 20060517-0057700**, 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, N.A., as Substitute Trustee
By: _____
Print Name: Sandra L Hickey
Title: Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Lauren D. Holloman, 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.

WITNESS my hand and seal at office in Dallas, Texas this 18th day of May, 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 $79,200.00.

Affiant

Sworn to and subscribed before me this 18th day of May, 2010.

Notary Public

My commission expires:

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