BILL GARRETT, Davidson County
Trans:T20100036967 DEEDTRS
Recvd: 06/17/10 13:17 8 pgs
Fees:42.00 Taxes:0.00
20100617-0047231

Prepared by and Return to:
Rubin Lublin, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-10-01528

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Federal Home Loan Mortgage Corporation	**Federal Home Loan Mortgage Corporation**	**15010005000**
2300 Windy Ridge Parkway, Suite 200 North Tower	**2300 Windy Ridge Parkway, Suite 200 North Tower**	
Atlanta, Georgia 30339	**Atlanta, Georgia 30339**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on May 20, 2010, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated June 19, 2007 and recorded June 21, 2007, at **Instrument Number 20070621-0074034**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Matthew Peace and Natasha Peace ("Borrower"), conveyed to KeyTitle & Escrow Services, Inc., 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 June 19, 2007, (the "Note"), which obligation is presently held and owned by **BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.**; 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, Rubin Lublin Suarez Serrano TN LLC, was duly appointed as Substitute Trustee in the place and stead of KeyTitle & Escrow Services, Inc., said appointment being set forth in **Instrument Number 20100517-0037723** 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 Tennessee Tribune that the Property would be sold on May 20, 2010, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **April 29, 2010, May 6, 2010, May 13, 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, Nashville 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 **BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.** at the price of **One Hundred Eight Thousand and 00/100 ($108.000.00)** this being the highest, last and best bid; and

WHEREAS, **BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P**, as successful purchaser at said sale, transferred and assigned its bid to **Federal Home Loan Mortgage Corporation.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Eight Thousand and 00/100 ($108.000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Federal Home Loan Mortgage Corporation** ("Grantee"), its successors and assigns, all of its 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. 247 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 3, AS OF RECORD IN BOOK 5200, PAGES 268 AND 269, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is now or was formerly known as **3008 Stone Bridge Road, Antioch, TN 37013.**

Borrower's source of title is that certain Warranty Deed dated 06/19/2007 from Eric Bounds and Jennifer Bounds to Matthew Peace and Natasha Peace of record on 06/21/2007 in Book Instrument Number 20070621-0074033 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, 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; **(7)** any right of redemption as provided for in TCA § 67-1-1433(c)(1), which the State of Tennessee may have with respect to the State tax lien attached hereto, taking into account the fact that the State of Tennessee has been notified of the foreclosure sale pursuant to TCA § 67-1-1433(b)(1); 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 Substitute Trustee on the day and date first above written.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Glen D. Rubin
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Elizabeth Pellett, of the state and county aforesaid, personally appeared, Glen D. Rubin, of Rubin Lublin Suarez Serrano TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin Suarez Serrano TN LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Norcross, Georgia this 20th day of May, 2010.

Notary Public

ELIZABETH PELLETT NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 28, 2013

My commission expires:

7/28/2013

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

Sworn to and subscribed
before me this 20th day of May, 2010

Notary Public

ELIZABETH PELLETT NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 28, 2013

My commission expires:

7/28/2013

Exhibit "A"

RUBIN LUBLIN SUAREZ SERRANO, LLC

Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL __SITE_PHONE__
FAX (404) 601-5846

April 21, 2010

VIA UPS# 1ZA59V350193723518
Tennessee Dept of Revenue
Reagan Farr, Commissioner
Andrew Jackson Office Bldg, 3rd Floor
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

File Number	**10-01528**
Lender's Loan No.	**XXXXX2618**
Name Per Client:	**Matthew Peace and Natasha Peace**
SSN:	**XXX-XX-1428/ XXX-XX-6719**
Property Address:	**3008 Stone Bridge Road, Antioch, TN 37013**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of State Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Tennessee Department of Revenue.

Sincerely,

RUBIN LUBLIN SUAREZ SERRANO, LLC

By: Glen D. Rubin Esq
Foreclosure Counsel

Enclosures

RUBIN LUBLIN SUAREZ SERRANO, LLC

ATTORNEYS AND COUNSELERS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL __SITE_PHONE__
FAX (404) 601-5846

April 21, 2010

VIA UPS#1ZA59V350193723518
Tennessee Dept of Revenue
Reagan Farr, Commissioner
Andrew Jackson Office Bldg, 3rd Floor
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

Case Number:	**BAC-10-01528-2**
Name Per Client:	**Matthew Peace and Natasha Peace**
SSN:	**XXX-XX-1428/XXX-XX-6719**
Property Address:	**3008 Stone Bridge Road, Antioch, TN 37013**

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 May 20, 2010. 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 state 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 state tax lien(s) found. We are not certain but believe that the parties named in the state tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in Matthew Peace XXX-XX-1428 Natasha Peace XXX-XX-6719, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $134,271.20. Interest through the sale date is approximately $923.04. 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

By: _____
Foreclosure Counsel

Enclosures
1. Notice of Sale
2. Copies of State Tax Liens

cc: BAC

N0009601

7646864091016

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

MATTHEW L PEACE

D/B/A: IMPACT AUTO GLASS
1102 NORTHOAK DR
NASHVILLE TN 37211-6536

ENTITY ID:

002 [redacted]-1428/000

002[redacted]1428

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on October 17, 2009.

COMMISSIONER OF REVENUE

By: William E Hooks

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME
REGISTER	BILL GARRETT, Davidson County Trans:TZ0090071809 LIENSTL Recvd: 10/22/09 09:10 1 pgs Fees:12.00 Taxes:0.00 20091022-0097530	BY:	

RV-N0009601

UPS Internet Shipping: View/Print Label

1. **Print the label(s):** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.

2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. **GETTING YOUR SHIPMENT TO UPS**
   Customers without a Daily Pickup
   - Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet Shipping packages.
   - Hand the package to any UPS driver in your area.
   - Take your package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services℠ (including via Ground) are also accepted at Drop Boxes.
   - To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.

   Customers with a Daily Pickup
   - Your driver will pickup your shipment(s) as usual.

FOLD HERE

