This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 171 08 0A 053.00
921 SOUTH LANE COURT
BRENTWOOD, TN 37027

NO MORTGAGE
New Owner - Send Tax Bills:
***THE BANK OF NEW YORK MELLON**
2505 W. CHANDLER BLVD.
BUILDING D, 3RD FLOOR
CHANDLER, AZ 85224

BILL GARRETT, Davidson County
Trans:T20100040302 DEEDTRS
Recvd: 07/01/10 12:24 2 pgs
Fees:13.00 Taxes:1094.09
20100701-0051597

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 27, 2004, CHARLES E. TONKIN, II** was named Trustee in a Deed of Trust of even date executed by **EDDIE RUNYON, UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$273,750.00**, principal and interest at **4.750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040305-0025460** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20090702-0062094** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **JUNE 12, 2009/ JUNE 19, 2009/ JUNE 26, 2009** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement and public announcement on **FRIDAY, JULY 10, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 7, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 18, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 30, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO NOVEMBER 13, 2009 AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES**, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, NA. AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A, 2505 W. CHANDLER BLVD., BUILDING D, 3RD FLOOR, CHANDLER, AZ 85224**, submitted the highest and best bid in the amount of **$295,700.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, NA. AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF COTTONPORT PLANTATION PHASE III, OF RECORD IN BOOK 6900, PAGE 951, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDDIE RUNYON, UNMARRIED BY DEED DATED FEBRUARY 27, 2004 OF RECORD IN INSTRUMENT NO. 20040305-0025459 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 921 SOUTH LANE COURT, BRENTWOOD, TN 37027.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, NA. AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at **NASHVILLE** Tennessee, on **NOVEMBER 13, 2009.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **NASHVILLE**, Tennessee on **NOVEMBER 13, 2009.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$295,700.00**

Affiant

Subscribed and sworn to before me, this **13TH day of NOVEMBER, 2009.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County