BILL GARRETT, Davidson County
Trans: T20100059328 DEEDTRS
Recvd: 09/21/10 10:31 3 pgs
Fees: 17.00 Taxes: 0.00

20100921-0075009

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

TS#:09 -0137846

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Secretary of HUD	The Secretary of HUD	06016012500
(NAME)	(NAME)	
c/o Michaelson, Conner, and Boul	c/o Michaelson, Conner, and Boul	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
4400 Will Rogers Parkway, Ste 300	4400 Will Rogers Parkway, Ste 300	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Oklahoma City, OK 73108	Oklahoma City, OK 73108	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the April 26, 2010, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated October 13, 2008, recorded on October 29, 2008, as Instrument No. 20081029-0107829, Register's Office for Davidson, Tennessee (the "Deed of Trust"), RICKY ALLEN HUGHES, AN UNMARRIED MAN (collectively "Borrower"),conveyed to MICHAEL A FEARNLEY, 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 October 13, 2008, (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, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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 MICHAEL A FEARNLEY, said appointment being set forth on April 21, 2010, as Instrument No. 20100421-0030090 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 TENNESSEAN/DAVIDSON AM that the Property would be sold on April 26, 2010, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on April 2, 2010, April 9, 2010 and April 16, 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 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP at the price of $86,044.52, this being the highest, last and best bid.

WHEREAS, BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, as successful purchaser at said sale, transferred and assigned its bid to THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its Successors and assigns.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $86,044.52, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT("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 LOT NO. 20-G ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 20, JOYWOOD HEIGHTS, SECTION III, NOT OF RECORD, AND DESCRIBED

ACCORDING OT A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, FEBRUARY 22, 1954, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JONES AVENUE AT THE NORTHEAST CORNER OF LOT NO. 21; THENCE WITH SAID AVENUE NORTHWARDLY 70.7 FEET TO THE CORNER OF LOTS NOS. 20-F AND 20-G; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 275 FEET TO THE EASTERLY LINE OF LOT NO. 19; THENCE WITH SAID LINE SOUTHWARDLY 41 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT NO. 21; THENCE WITH THE LINE BETWEEN LOTS NOS. 20 AND 21, S85 DEGREES, E, 272.8 FEET TO THE BEGINNING.

Property Address: **2818 JONES AVENUE, NASHVILLE TN 37207**

This Entity is Tax Exempt

Borrower's source of title is that certain **Warranty Deed**, dated **5/30/1996**, given by **Mary E. McWhirter, a widow** to **Ricky Allen Hughes, unmarried** and recorded **6/3/1996** in **Book 10071 Page 68**, 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: Hmalone
Print Name: Heather Malone
Title: Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Latreese Ellis, of the state and county aforesaid, personally appeared Heather Malone 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 30 day of Apr', 2010.

Notary Public

My commission expires:
2/4/14

LATREESE L ELLIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-04-14

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $86,044.52.

Affiant Heather Malone

Sworn to and subscribed before me this 30 day of Apr. ', 2010.

Notary Public

My commission expires:
2/4/2014

LATREESE L ELLIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-04-14