BILL GARRETT, Davidson County
Trans:T20110005384 DEEDTRS
Recvd: 01/27/11 09:55 3 pgs
Fees:18.00 Taxes:316.35
20110127-0007482

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-10-07804

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7	14204OA172
1800 Tapo Canyon Road Simi Valley, California 93063	1800 Tapo Canyon Road Simi Valley, California 93063	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on January 7, 2011, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 21, 2006 and recorded April 24, 2006, at **Instrument Number 20060424-0046798**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Jason Coole** ("Borrower"), conveyed to Robert M. Wilson Jr., 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 April 21, 2006, (the "Note"), which obligation is presently held and owned by **The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-7**; 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 Robert M. Wilson Jr., said appointment being set forth in **Instrument Number 20101122-0093235**, in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.;* and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. § 35-5-104 and as provided in the Deed of Trust and Note in the Tennessee Tribune that the Property would be sold on January 6, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **December 16, 2010, December 23, 2010, and December 30, 2010**, a copy of such notice was sent to the

parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and 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, Not In Its Individual Capacity But Solely As Trustee For The Benefit Of The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2006-7** at the price of **Eighty-Five Thousand Five Hundred and 00/100 ($85,500.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **Eighty-Five Thousand Five Hundred and 00/100 ($85,500.00)** to me in hand paid, 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, Not In Its Individual Capacity But Solely As Trustee For The Benefit Of The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2006-7** ("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 UNIT NO. 172 IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF BELLE FOREST OF RECORD IN PLAT BOOK 5200, PAGE 167, DAVIDSON COUNTY, TENNESSEE.

This property is now or was formerly known as 214 Old Hickory Boulevard, Apartment 172, Nashville, TN 37221.

Borrower's source of title is that certain Warranty Deed dated April 21, 2006 from Joy B. Gower to Jason W. Coole of record on April 24, 2006 in Instrument Number 20060424-0046797 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; 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.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Glen D. Rubin
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur H. Bowser, 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, this 7th day of January, 2011.

Notary Public

NAJUR H BOWSER NOTARY EXPIRES GEORGIA SEPT. 22, 2014 PUBLIC FULTON COUNTY

My commission expires:

SEP 22 2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Affiant

Sworn to and subscribed
before me this 7th day of January, 2011

Notary Public

My commission expires:

NAJUR H BOWSER NOTARY EXPIRES GEORGIA SEPT. 22, 2014 PUBLIC FULTON COUNTY