BILL GARRETT, Davidson County
Trans:T20110012485 DEEDTRS
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Fees:17.00 Taxes:0.00
20110302-0016635

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-A09-04204

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL NATIONAL MORTGAGE ASSOCIATION	**FEDERAL NATIONAL MORTGAGE ASSOCIATION**	**092 05 0020.00**
P.O. Box 650043 Dallas, Texas 75265-0043	**P.O. Box 650043 Dallas, Texas 75265-0043**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on February 16, 2011, by Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated July 27, 2006 and recorded August 7, 2006, at **Instrument Number 20060807-0096705**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Darlene Johnson and Bruce Johnson** ("Borrower"), conveyed to Arnold M. Weiss, Attorney, 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 July 27, 2006, (the "Note"), which obligation is presently held and owned by **BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**; 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 Arnold M. Weiss, Attorney, said appointment being set forth at **Instrument Number 20110124-0006371,** 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 February 15, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **January 20, 2011, January 27, 2011, and February 3, 2011**, 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

BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP at the price of **One Hundred Three Thousand Eight Hundred Fifty-Four and 66/100 ($103,854.66)** this being the highest, last and best bid; and

WHEREAS, BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, as successful purchaser at said sale, transferred and assigned its bid to **FEDERAL NATIONAL MORTGAGE ASSOCIATION.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Three Thousand Eight Hundred Fifty-Four and 66/100 ($103,854.66)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("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:

LOT NO. ONE IN THE SUBDIVISION OF BLOCK NO. 32 ON THE PLAN OF MIDWAY, AS OF RECORD IN BOOK 421, PAGE 11, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT FRONTS 50 FEET ON THE WESTERNLY SIDE OF THIRTY-SECOND AVENUE, NORTH, FORMERLY INDIA STREET, AND RUNS BACK BETWEEN PARALLEL LINES, AND WITH NORTHERLY MARGIN OF EDEN AVENUE, 150 FEET TO AN ALLEY.

This property is now or was formerly known as 1001 32nd Avenue N, Nashville, TN 37209.

This entity is tax exempt.

Borrower's source of title is that certain Quit Claim Deed dated August 9, 2001 from Evelyn Johnson and Bruce Johnson to Bruce Johnson with a Life Estate to Evelyn Johnson of record on August 14, 2001 at Instrument Number 20010814-0087655 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, Cynthia Slick, 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 16th day of February, 2011.

Cynthia Slick
Notary Public

My commission expires:



STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $103,854.66.

Affiant

Sworn to and subscribed
before me this 16th day of February, 2011

Cynthia Slick
Notary Public

My commission expires:

