BILL GARRETT, Davidson County
Trans:T20110017857 DEEDTRS
Recvd: 03/28/11 11:10 9 pgs
Fees:47.00 Taxes:0.00
20110328-0023609

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-00364

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL HOME LOAN MORTGAGE CORPORATION	FEDERAL HOME LOAN MORTGAGE CORPORATION	105 140 190.00
2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339	2300 Windy Ridge Parkway SE Suite 200 North Tower Atlanta, Georgia 30339	

SUBSTITUTE TRUSTEE'S DEED

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

WHEREAS, by that certain Deed of Trust dated May 5, 2008 and recorded May 12, 2008, at **Instrument Number 20080512-0048568**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Tommy L. Boulton** ("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 May 5, 2008, (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 Robert M. Wilson, Jr., said appointment being set forth at **Instrument Number 20110103-0000339,** 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 17, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **January 27, 2011, February 3, 2011, and February 10, 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 announced to those assembled that the February 17, 2011 sale was postponed to March 15, 2011 at the same time and place. On March 15, 2011 at the same time and place, the Substitute Trustee 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 **Two Hundred Seventy-Nine Thousand Eight Hundred Eighty-Eight and 00/100 ($279,888.00)** 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 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 **Two Hundred Seventy-Nine Thousand Eight Hundred Eighty-Eight and 00/100 ($279,888.00)** 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

BEING LOT NO.1 ON THE PLAN OF DAVID LIPSCOMB`S SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 145, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

This property is now or was formerly known as 813 Hillview Heights, Nashville, TN 37204.

This entity is tax exempt.

Borrower's source of title is that certain Quitclaim Deed dated November 20, 2007 from Boulton Properties to Tommy L. Boulton of record on December 20, 2007 in Instrument Number 20071220-0145908, 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 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); 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, 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 March, 2011.

Notary Public

My commission expires:

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $279,888.00.

Affiant

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

Notary Public

My commission expires:

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

November 16, 2010

VIA FEDEX

Internal Revenue Service (TN)
C/o Ellen Dolby
801 Broadway
MDP53
Nashville, TN 37204

RECEIVED
2010 NOV 18 PM 3:06
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Re: Notice of Federal Tax Lien/Consent to Sell

File Number	**09-00364**
Lender's Loan No.	**XXXXX8099**
Name Per Client:	**Tommy L. Boulton**
SSN:	**XXX-XX-2959**
Property Address:	**813 Hillview Heights, Nashville, TN 37204**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of Federal 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 Internal Revenue Service.

Sincerely,

RUBIN LUBLIN SUAREZ SERRANO, LLC

By: _____
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

November 16, 2010

VIA FEDEX

Internal Revenue Service (TN)
C/o Ellen Dolby
801 Broadway
MDP53
Nashville, TN 37204

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**BAC-09-00364-4**
Name Per Client:	**Tommy L. Boulton**
SSN:	**XXX-XX-2959**
Property Address:	**813 Hillview Heights, Nashville, TN 37204**

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 December 16, 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 federal 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 federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrower's Social Security Number, ending in Tommy L. Boulton – XXX-XX-2959, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $295,556.09. Interest through the sale date is approximately $500.00. 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 Federal Tax Liens

cc: BAC

NOTICE OF SUBSTITUTE TRUSTEE`S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated May 5, 2008, executed by Tommy L. Boulton, conveying certain real property therein described to Robert M. Wilson, Jr., as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded May 12, 2008, at Instrument Number 20080512004856S; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP who is now the owner of said debt; and

WHEREAS, Notice of the Right to Foreclose, if required, was given in accordance with Tennessee law; and

WHEREAS, the undersigned, Rubin Lublin Suarez Serrano TN LLC, having been appointed by as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin Suarez Serrano TN LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **December 16, 2010** at **11:00 AM** at the DAVIDSON County courthouse door where the foreclosure sales are customarily held at the DAVIDSON Courthouse, located in Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

BEING LOT NO.1 ON THE PLAN OF DAVID LIPSCOMB`S SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 145, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TOMMY L. BOULTON, UNMARRIED FROM BOULTON PROPERTIES BY QUITCLAIM DEED DATED NOVEMBER 20,2007 AND RECORDED DECEMBER 20, 2007 IN INSTRUMENT #20071220-0145908 AND FURTHER CONVEYED ON JUNE 29,2005 IN INSTRUMENT # 20050726- 0086656, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: The street address of the property is believed to be **813 Hillview Heights, Nashville, TN 37204**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): Tommy L. Boulton

OTHER INTERESTED PARTIES: **Department of the Treasury-IRS**

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This

property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular us or purpose.

In addition this sale shall be subject to the right of redemption by the UNITED STATES OF AMERICA, pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument number 20090821-0078714 Notice of the sale has been given to the UNITED STATES OF AMERICA in accordance with 26 U.S.C. 7425(b).

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee
119 S. Main Street, Suite 500
Memphis, TN 38103
www.rubinlublin.com/property-listings.php
Tel: (888) 890-5309
Fax: (404) 601-5846

4667

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
572981209

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20090057256 LIENFTL
Recvd: 08/21/09 08:39 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090821-0078714

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer TOMMY L BOULTON

Residence 813 HILLVIEW HTS
NASHVILLE, TN 37204-2180

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-2959	10/27/2003	11/26/2013	2943.41
1040	12/31/2001	XXX-XX-2959	10/27/2003	11/26/2013	583.68
1040	12/31/2003	XXX-XX-2959	09/19/2005	10/19/2015	4080.42
1040	12/31/2004	XXX-XX-2959	09/19/2005	10/19/2015	4402.90
1040	12/31/2005	XXX-XX-2959	04/14/2008	05/14/2018	6661.68
1040	12/31/2006	XXX-XX-2959	04/21/2008	05/21/2018	21182.30
1040	12/31/2007	XXX-XX-2959	04/21/2008	05/21/2018	9931.52

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 49785.91

This notice was prepared and signed at NASHVILLE, TN, on this, the 13th day of August, 2009.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)