BILL GARRETT, Davidson County
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Recvd: 04/04/11 13:38 3 pgs
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Prepared & Recorded by:
RECONTRUST COMPANY, N.A.
2380 Performance Dr, TX2-984-0407
Richardson, TX 75082

TS#:10 -0007141

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) ERIC SOX	(NAME) ERIC SOX	128-00-0-138.00
(STREET ADDRESS OR ROUTE NUMBER) 7051 HWY SOUTH #315	(STREET ADDRESS) 7051 HWY SOUTH #315	
(CITY) (STATE) (ZIP) NASHVILLE TN 37221	(CITY) (STATE) (ZIP) NASHVILLE TN 37221	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the March 14, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated December 8, 2006, recorded on December 15, 2006, as Instrument No. 20061215-0154995, Register's Office for Davidson, Tennessee (the "Deed of Trust"), DANNIE J HODGES, AND ELLEN LISA HODGES, MARRIED (collectively "Borrower"),conveyed to ROBERT M WILSON, JR, 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 December 8, 2006, (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, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2007-HY2 ,, 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, Notice of the Right to Foreclose ("Notice") was given in compliance with Tennessee law by the mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale.

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead ROBERT M WILSON, JR, said appointment being set forth on February 22, 2010, as Instrument No. 20100222-0013230 said Register's Office; and

WHEREAS, the Substitute Trustee caused the Notice of Substitute Trustee's Sale ("Notice of Sale") to be published as provided in the Deed of Trust and Note in The DAVIDSON AM that the Property would be sold on March 14, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on February 18, 2011, February 25, 2011 and March 4, 2011, a copy of such Notice of Sale 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 of Sale the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said Notice of Sale offered the Property for sale, and after opening the floor for competitive bids, sold said Property to ERIC SOX at the price of $245,000.00, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $245,000.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto ERI C SOX ("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 A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED AT THE INTERSECTION OF NEW SAWYER BROWN ROAD AND OLD SAWYER BROWN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY LINE OF THE HAMLET OF RECORD IN PLAT BOOK 6250, PAGE 748, R.O.D.C., SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 7 OF STACY SQUARE, SECTION SEVEN OF RECORD IN PLAT BOOK 5200, PAGE 438, R.O.D.C.;
THENCE WITH THE SOUTHERLY LINE OF LOTS 7 AND 9 OF SAID STACY SQUARE, N68 DEG. 29' 49", 142.30 FEET TO A POINT; THENCE, WITH THE SOUTHERLY LINE OF LOT NO. 10 AND CROSSING THE TERMINUS OF NEW SAWYER BROWN ROAD, S48 DEG.44'40"E, 165.81 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT NO.13;
THENCE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 68 DEG47' 13", A RADIUS OF 25.00 FEET AND A CHORD OF S16DEG 29' 23"E, 28.24 FEET FOR AN ARC LENGTH OF 30.01 FEET TO A POINT; THENCE, WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 35DEG 56'40", A RADIUS OF 235.00 FEET AND A CHORD OF S68 DEG 51' 18"E, 145.02 FEET FOR AN ARC LENGTH OF 147.43 FEET TO A POINT;
THENCE S03DEG 24'27"W, 4.20 FEET TO A POINT IN THE NORTHERLY MARGIN OF OLD SAWYER BROWN ROAD; THENCE WITH SAID MARGIN AND A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 06DEG26'58",A RADIUS OF 473.04 AND A CHORD OF S83DEG. 44'31"W, 53.22 FEET FOR AN ARC LENGTH OF 53.25 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, N88 DEG 04' 02"W, 277.50 FEET TO A POINT; THENCE, WITH THE EAST LINE OF THE HAMLET, N26DEG 58' 12"W, 153.95 FEET TO THE POINT OF BEGINNING, CONTAINING 38,190 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

Property Address: **8045 SAWYER BROWN RD, NASHVILLE TN 37221**

Borrower's source of title is that certain **QuitClaim Deed**, dated **1/19/2005**, given by **Hodges & Son, Inc.** to **Dannie J. Hodges and wife Ellen Lisa Hodges** and recorded **4/12/2005 Instrument # 20050412-0040332 and Re-recorded 5-5-2005 In Instrument Number 20050505-0050725** 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: Carolyn Holleman 3/29/11
Print Name: Carolyn Holleman
Title: AUTHORIZED SIGNER

STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, Angela Serato of the state and county aforesaid, personally appeared Carolyn Holleman 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 Authorized Signer 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 FT. WORTH, TEXAS this 29 day of MARCH, 2011.

Angela Serato
Notary Public

My commission expires:

July 27, 2013

ANGELA SERATO
My Commission Expires
July 27, 2013

STATE OF TEXAS
COUNTY OF ~~DALLAS~~ TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Carolyn Hallenan 3/29/11
Affiant

Sworn to and subscribed before me this 29 day of MARCH, 2011.

Angela
Notary Public

My commission expires:

July 27, 2013

ANGELA SERATO
My Commission Expires
July 27, 2013