BILL GARRETT, Davidson County
Trans:T20110035700 DEEDTRS
Recvd: 06/15/11 11:05 3 pgs
Fees:18.00 Taxes:233.10
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Prepared and Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd, TX2-979-02-10
Fort Worth, TX 76155

TS#:11 -0014047

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) The Bank of New York Mellon	(NAME) The Bank of New York Mellon	09113027300
(STREET ADDRESS OR ROUTE NUMBER) 400 National Way SV-35	(STREET ADDRESS) 400 National Way SV-35	
(CITY) (STATE) (ZIP) Simi Valley CA 93065	(CITY) (STATE) (ZIP) Simi Valley CA 93065	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the May 31, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated October 17, 2006, recorded on October 27, 2006, as Instrument No. 20061027-0133636, Register's Office for Davidson, Tennessee (the "Deed of Trust"), BRENDAN CALLAGHAN, HUSBAND AND HIS WIFE, CHRISTINE CALLAGHAN (collectively "Borrower"),conveyed to ROBERT M. WILSON, 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 17, 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 OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB, 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, said appointment being set forth on March 28, 2011, as Instrument No. 20110328-0023581 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 May 31, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on May 6, 2011, May 13, 2011 and May 20, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB at the price of $63,000.00, 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 $63,000.00, 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,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-

39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB ("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 PART OF LOT NO. 2 ON THE PLAN OF ET BROWN'S SUBDIVISION OF AN 18 ACRE TRACT ON THE CHARLOTTE PIKE, AS OF RECORD IN BOOK 332, PAGES 116 AND 126, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BEGINNING ON THE EASTERLY MARGIN OF COWAN AVENUE AT THE SOUTHWASE CORNER OF THE PROPERTY CONVEYED TO CLAUDIS S. SEXTON BY DEED FROM W.W. CANTRELL, JR AND WIFE, OF RECORD IN BOOK 1676, PAGE77, SAID REGISTER'S OFFICE; THENCE WITH SEXTON'S SOUTHERLY LINE EASTWARDLY 150 FEET; THENCE SOUTHWARDLY 50 FEET; THENCE WESTWARDLY 150 FEET TO THE EASTERLY MARGIN OF COWEN AVENUE; THENCE WITH SAID AVENUE NORTHWARDLY 50 FEET TO THE BEGINNING.

Property Address: **404 EASTBORO DR # A, NASHVILLE TN 37209**

Borrower's source of title is that certain **Warranty Deed**, dated **10/31/2003**, given by **Richard D. Russell, a single man** to **Christine Callaghan** and recorded **11/5/2003 Instrument # 20031105-0162572**, 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: _____ 6/8/11
Print Name: MJ Parvin
Title: AUTHORIZED SIGNER

STATE OF TEXAS)
COUNTY OF TARRANT) Renee Elizabeth Robinson

Before me, _____, of the state and county aforesaid, personally appeared M J Parvin ✱ 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.

✱ Auth. Sign.

WITNESS my hand and seal at office in Fort Worth, TX this 8th day of June, 2011.

Notary Public

My commission expires:

_____

RENEE ELIZABETH ROBINSON
MY COMMISSION EXPIRES
November 17, 2012

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

Sworn to and subscribed before me this 8th day of June, 2011.

Notary Public

My commission expires:

_____

RENEE ELIZABETH ROBINSON
MY COMMISSION EXPIRES
November 17, 2012