BILL GARRETT, Davidson County
Trans:T20110044688 DEEDTRS
Recvd: 07/25/11 09:55 8 pgs
Fees:43.00 Taxes:399.60
20110725-0056605

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-36152

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2	**Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2**	135-10-0C-046.00
7105 Corporate Drive PTX-A-274 Plano, TX 75024	**7105 Corporate Drive PTX-A-274 Plano, TX 75024**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 7, 2006 and recorded April 13, 2006, at **Instrument Number 20060413-0042465**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Kassa Abebaw and Emebet Gudeta** ("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 April 7, 2006, (the "Note"), which obligation is presently held and owned by **Bank of America, N.A., as successor by merger to 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 20100609-0044724**, 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 June 30, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **June 9, 2011, June 16, 2011, and June 23, 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 June 30, 2011 sale was postponed to July 7, 2011 at the same time and place. On July 7, 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 **Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP** at the price of **One Hundred Eight Thousand and 00/100 ($108,000.00)** this being the highest, last and best bid.

WHEREAS, **Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**, as successful purchase at said sale, transferred and assigned its bid to **Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Eight Thousand and 00/100 ($108,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2** ("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 LOT NUMBER 41, ON THE PLAN OF RANSOM PARK, SECTION THREE, OF RECORD IN INSTRUMENT NO. 20030718-0101335, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

This property is now or was formerly known as 1828 Olive Circle, Nashville, TN 37217.

Borrower's source of title is that certain Warranty Deed dated November 17, 2003 from General Construction Company, Inc. to Kassa Abebaw and Emebet Gudeta of record on November 25, 2003 at Instrument Number 20031125-0171471, 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 T.C.A. § 67-1-1433(c)(1), which the State of Tennessee may have with respect to the State tax lien attached hereto, taking into account the fact that the State of Tennessee has been notified of the foreclosure sale pursuant to T.C.A. § 67-1-1433(b)(1); 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 this 18 day of July, 2011.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Lisa Caplan
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared, Lisa Caplan, 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 18 day of JUL 2011, 20__.

Notary Public

My commission expires:

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

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value, whichever is greater, for this transfer is **$108,000.00**.

Affiant

Sworn to and subscribed
before me this __ day of JUL 18 2011, 20__.

Notary Public

My commission expires:

NAJUR H BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 20

EXHIBIT

tabbies

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RUBIN LUBLIN SUAREZ SERRANO, LLC

Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

June 8, 2011

VIA FEDEX

Tennessee Department of Revenue
Andrew Jackson Building
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

File Number	**09-36152**
Lender's Loan No.	**XXXXX1956**
Name Per Client:	**Kassa Abebaw and Emebet Gudeta**
SSN:	**XXX-XX-3611, XXX-XX-2200**
Property Address:	**1828 Olive Circle, Nashville, TN 37217**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of State 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 Tennessee Department of Revenue.

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 (877) 813-0992
FAX (404) 601-5846

June 8, 2011

VIA FEDEX

Tennessee Department of Revenue
Andrew Jackson Building
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

Case Number:	**BAC-09-36152-4**
Name Per Client:	**Kassa Abebaw and Emebet Gudeta**
SSN:	**XXX-XX-3611, XXX-XX-2200**
Property Address:	**1828 Olive Circle, Nashville, TN 37217**

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 July 7, 2011. Enclosed is a copy of the Notice of Substitute Trustee's Sale 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 state 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 state tax lien(s) found. We are not certain but believe that the parties named in the state tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in Kassa Abebaw – XXX-XX-3611 and Emebet Gudeta – XXX-XX-2200, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $180,035.56. Interest through the sale date is approximately $1759.50. 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 (877) 813-0992.

Sincerely,

RUBIN LUBLIN SUAREZ SERRANO, LLC

By:_____
Foreclosure Counsel

Enclosures

1. 1.Notice of Substitute Trustee's Sale
2. Copies of State Tax Liens

cc: BAC

N0007501

2994336090319

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
ABEBAW A KASSA	002 643-36-3611/000
D/B/A: BUNNY MARKET 1828 OLIVE CIR NASHVILLE TN 37217-3850	002 643-36-3611 COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on March 20, 2009.

COMMISSIONER OF REVENUE

By: William E. Haslam

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME
REGISTER	BILL GARRETT, Davidson County Trans:T20090010607 LIENSTL Recvd: 03/25/09 08:38 1 pgs Fees:12.00 Taxes:0.00 20090325-0026726	BY:	

RV-N0007501

From: (770) 246-3354
Jennifer Frazier
Rubin Lublin Suarez Serrano
3740 Davinci Court
Suite 400
Norcross, GA 30092

Origin ID: LIYA

FedEx Express

J11151102250225

Ship Date: 08JUN11
ActWgt: 1.0 LB
CAD: 102731028/INET3130

Delivery Address Bar Code

SHIP TO: (000) 000-0000 BILL SENDER

Reagan Farr, Commissioner
Tennessee Dept of Revenue
500 DEADERICK ST FL 3
ANDREW JACKSON STATE OFFICE BLDG
NASHVILLE, TN 37242

Ref # State Tax Lien Letter per EM
Invoice #
PO #
Dept #

THU - 09 JUN A1
PRIORITY OVERNIGHT

TRK# 0201 7948 4312 4534

XH RNCA

37242
TN-US
BNA

50DG1/0C90/7EFB

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3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

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