BILL GARRETT, Davidson County
Trans:T20110049767 DEEDTRS
Recvd: 08/15/11 10:13 3 pgs
Fees:18.00 Taxes:782.55
20110815-0062649

Prepared and Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd, TX2-979-02-10
Fort Worth, TX 76155

TS#:11 -0037608

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	173-00-0-181.00
(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 July 28, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated October 30, 2003, recorded on November 13, 2003, as Instrument No. 20031113-0166153, Register's Office for Davidson, Tennessee (the "Deed of Trust"), JULIA LESLIE TURNER, A MARRIED WOMAN, AND ROBERT E. TURNER (collectively "Borrower"),conveyed to ARNOLD M. WEISS, ATTORNEY, 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 30, 2003, (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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01, 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 ARNOLD M. WEISS, ATTORNEY, said appointment being set forth on May 17, 2011, as Instrument No. 20110517-0037576 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 TENNESSEE TRIBUNE that the Property would be sold on July 28, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on July 7, 2011, July 14, 2011 and July 21, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01 at the price of $211,500.00, 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 $211,500.00, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01 ("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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Commencing at an iron rod in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the Charlie Armstrong property of record in Book 10559, page 886, R.O.D.C., TN;

Thence along said road, S 76 deg. 42' 01" W, a distance of 132.32 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 09 deg. 46' 40", a radius of 592.13 feet, a tangent of 50.65 feet, a length of 101.05 feet, and having a chord which bears N 81 deg. 35' 21" E, a distance of 100.93 feet to the point of beginning of the herein described tract; thence along said road, along a curve to the right having a central angle of 08 deg. 34' 46", a radius of 592.13 feet, a tangent of 44.42 feet, a length of 88.67 feet, and having a chord which bears S 89 deg. 13' 56" E, a distance of 88.58 feet to an iron rod; thence along said road, N 84 deg. 56' 32" W, a distance of 114.03 feet to an iron rod; thence along said road, along a curve to the right having a central angle of 25 deg. 39' 01", a radius of 894.52 feet, a tangent of 203.64 feet, a length of 400.46 feet, and having a chord which bears S 72 deg. 06' 58" E, a distance of 397.13 feet to an iron rod; thence leaving said road, N 81 deg. 10' 11" E, a distance of 442.64 feet to an iron rod; thence N 84 deg. 22' 05" E, a distance of 154.29 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 151.90 feet to an iron rod; thence S 82 deg. 11' 03" W, a distance of 115.92 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 73.98 feet to the point of beginning and containing 86,215.671 square feet or 1.979 acres of land, more or less.

Property Address: 14714 OLD HICKORY BLVD, NASHVILLE, TN 37013

Borrower's source of title is that certain **Warranty Deed**, dated **10/30/2003**, given by **Eric S. Marcuse and Tracy L. Marcuse** to **Julia Leslie Turner** and recorded **11/13/2003 Instrument # 20031113-0166152**, 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 (8) Provided, however, that this conveyance is made subject to any right of redemption as provided for in 26 USC § 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 USC § 7425(c).

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: _____ 8/12/11
Print Name: M J Parvin
Title: AUTHORIZED SIGNER

STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, J. Flores, 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.

WITNESS my hand and seal at office in Fort Worth, TX this 24th day of August, 2011.

_____
Notary Public

My commission expires:

_____

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $211,500.00.

_____ 8/12/11
Affiant

Sworn to and subscribed before me this 24th day of August, 2011.

_____
Notary Public

My commission expires:

_____

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013