BILL GARRETT, Davidson County
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Prepared by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd
Ft Worth, TX 76155

TS#:11 -0032245

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) Cornerstone Investments, Inc	(NAME) Cornerstone Investments, Inc	117-04-0-182.00
(STREET ADDRESS OR ROUTE NUMBER) 718 Thompson Lane, Suite 108	(STREET ADDRESS) 718 Thompson Lane, Suite 108	
(CITY) (STATE) (ZIP) Nashville TN 37204	(CITY) (STATE) (ZIP) Nashville TN 37204	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the August 5, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated December 16, 2005, recorded on December 29, 2005, as Instrument No. 20051229-0156056, Register's Office for Davidson, Tennessee (the "Deed of Trust"), BENJAMIN P MARKS, AN UNMARRIED PERSON AND ADAM ROSS, AN UNMARRIED PERSON (collectively "Borrower"),conveyed to PRLAP. INC.,, 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 16, 2005, (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, BANK OF AMERICA, N.A, 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 PRLAP. INC.,, said appointment being set forth on May 27, 2011, as Instrument No. 20110527-0040754 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 July 8, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on June 17, 2011, June 24, 2011 and July 1, 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 appeared and announced to to those assembled that the sale was postponed to August 5, 2011 at same time and place. On August 5, 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 CORNERSTONE INVESTMENTS, INC at the price of $400,000.00, 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 $400,000.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto CORNERSTONE INVESTMENTS, INC ("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 LOT NO. 21 AND THE WESTERLY PART OF LOT NO. 22 ON THE PLAN OF VICTORIA PLACEOF RECORD IN PLAT BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 21 AND PART OF LOT NO. 22 BEGIN AT THE SOUTHEAST CORNER OF DALLAS AVENUE AND A 12 FOOT ALLEY, BEING THE NORTHEAST CORNER OF LOT NO. 21; RUNNING THENCE WITH THE SOUTHERLY MARGIN OF DALLAS AVENUE EASTWARDLY 61.3 FEET TO MCMURTRY'S NORTHWEST CORNER; THENCE WITH HIS WESTERLY LINE SOUTHWARDLY 130.5 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY WESTWARDLY 54.8 FEET TO THE EASTERLY MARGIN OF THE FIRST MENTIONED ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHWARDLY 130.5 FEET, MORE OR LESS, TO THE BEGINNING.

Property Address: **1515 DALLAS, NASHVILLE TN 37212**

Borrower's source of title is that certain **Warranty Deed**, dated **12/16/2005**, given by **LUEHRSEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** to **BENJAMIN P. MARKS, UNMARRIED, AND ADAM ROSS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** and recorded **12/29/2005 Instrument # 20051229-0156055**, 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: M J Parvin 8/18/11
Print Name: M J Parvin
Title: Auth. Sign.

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 Auth. Sign. 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, TX this 18th day of, 2011.

Notary Public

My commission expires:

_____

STATE OF TEXAS)
COUNTY OF TARRANT)

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

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant 8/18/11

Sworn to and subscribed before me this 18th day of August, 2011.

Notary Public

My commission expires:

_____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 495,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF AUG 20 11

Deputy Register