BILL GARRETT, Davidson County
Trans:T20110055624 DEEDTRS
Recvd: 09/08/11 09:33 3 pgs
Fees:18.00 Taxes:409.59

20110908-0069526

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

TS#:10 -0126813

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	150160B00900CO
(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 August 5, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 29, 2005, recorded on May 4, 2005, as Instrument No. 20050504-0049907, Register's Office for Davidson, Tennessee (the "Deed of Trust"), ERIC R. STAFFORD AND WIFE, SHERA L. STAFFORD (collectively "Borrower"),conveyed to SOUTHERN TITLE SERVICES, LLC, 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 29, 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, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,INC.,ASSET-BACKED CERTIFICATES, SERIES 2005-7,
, 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 SOUTHERN TITLE SERVICES, LLC, said appointment being set forth on November 12, 2010, as Instrument No. 20101112-0090581 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 August 5, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on July 14, 2011, July 21, 2011 and July 28, 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 CWABS,INC.,ASSET-BACKED CERTIFICATES, SERIES 2005-7,
at the price of $110,700.00, 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 $110,700.00, 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 CWABS,INC.,ASSET-BACKED CERTIFICATES, SERIES 2005-7,

("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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO.9, ON THE FINAL PLAT, TRU-LONG ACRES, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20040702-0079028, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

5736 TRULONG DRIVE , ANTIOCH TN 37013

Borrower's source of title is that certain **Warranty Deed**, dated **04/29/2005** given by **Thoroughbred Construction, LLC** to **Eric R. Stafford, and Wife, Shera L. Stafford** and recorded **5/4/2005 Instrument # 20050504-0049906**, 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: _____ 9/1/11
Print Name: MJ Parvin
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, J. Flores, of the state and county aforesaid, personally appeared MJ 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 AVP 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 7th day of Sept, 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 $110,700.00.

Affiant 9/7/11

Sworn to and subscribed before me this 7th day of Sept, 2011.

Notary Public

My commission expires:

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