BILL GARRETT, Davidson County
Trans:T20110062357 DEEDTRS
Recvd: 10/06/11 11:45 3 pgs
Fees:17.00 Taxes:0.00
20111006-0077735

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-A09-03414

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL NATIONAL MORTGAGE ASSOCIATION	**FEDERAL NATIONAL MORTGAGE ASSOCIATION**	**711404800**
P.O. Box 650043 Dallas, Texas 75265-0043	**P.O. Box 650043 Dallas, Texas 75265-0043**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated June 19, 2007 and recorded June 21, 2007, in **Deed Book Instrument Number, Page 20070621-0074216**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Colin L. Townsend** ("Borrower"), conveyed to Sandra F. Jones, 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 June 19, 2007, (the "Note"), which obligation is presently held and owned by **Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP FKA 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 Sandra F. Jones, said appointment being set forth in **Instrument Number 20110621-0047400** 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 September 15, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **August 18, 2011, August 25, 2011, September 1, 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 offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP** at the price of **One Hundred Eighteen Thousand Four Hundred Ninety and 34/100 ($118,490.34)** this being the highest, last and best bid; and

WHEREAS, **Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP**, as successful purchaser at said sale, transferred and assigned its bid to **FEDERAL NATIONAL MORTGAGE ASSOCIATION.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Eighteen Thousand Four Hundred Ninety and 34/100 ($118,490.34)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("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 THE TWELFTH (12TH) FORMERLY THE SEVENTEENTH (17TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 1 AND 2 ON THE UNRECORDED SUBDIVISION OF THE ISAAC M. WILLIS PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF WILLIS STREET, FORMERLY NAPOLEON STREET, AT A POINT 120 FEET NORTH OF THE NORTHERLY MARGIN OF THE WHITES CREEK PIKE; THENCE WITH SAID AVENUE NORTHWARDLY 95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN MALONE AND WIFE, BY DEED FROM B.S. SNELL AND WIFE, OF RECORD IN BOOK 549, PAGE 182, REGISTER`S OFFICE FOR SAID COUNTY; THENCE EASTWARDLY 115 FEET; THENCE SOUTHWARDLY 95 FEET, MORE OR LESS, TO A POINT 195 FEET NORTH OF THE NORTHERLY MARGIN OF WHITES CREEK PIKE; THENCE WESTWARDLY 115 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS PROPERTY TRANSFER IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING ON THE EASTERLY MARGIN OF WILLIS STREET, FORMERLY NAPOLEON STREET, AT A POINT 120 FEET NORTH OF THE NORTHERLY MARGIN OF THE WHITES CREEK PIKE; THENCE WITH SAID STREET NORTHWARDLY 45 FEET, MORE OR LESS; THENCE, S. 85 DEG. E 115 FEET, MORE OR LESS; THENCE SOUTHWARDLY ALONG PARALLEL LINE TO WILLIS STREET A DISTANCE OF 45 FEET, TO A POINT 195 FEET NORTH OF THE NORTHERLY MARGIN OF THE WHITES CREEK PIKE; THENCE N. 85 DEG. W. 115 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

This property is now or was formerly known as 12 Willis Street, Nashville, TN 37207.

This entity is tax exempt.

Borrower's source of title is that certain Warranty Deed dated 6/18/2007 from Bethseda Community Development Corporation to Colin L. Townsend of record on 6/21/2007 in Instrument Number 20070621-0074215 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; 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 this ___ day of SEP 30 2011, 20___.

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 ___ day of SEP 30 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 $118,490.34.

Affiant

Sworn to and subscribed before me this SEP 30 2011 day of ___, 20___.

Notary Public

My commission expires:

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