BILL GARRETT, Davidson County
Trans:T20110072029 DEEDTRS
Recvd: 11/15/11 10:15 3 pgs
Fees:18.00 Taxes:328.46

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

TS#:09-0137283

| ADDRESSES NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| (NAME)<br>The Bank of New York Mellon | (NAME)<br>The Bank of New York Mellon | 07212019800 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>400 National Way SV-35 | (STREET ADDRESS)<br>400 National Way SV-35 | |
| (CITY) (STATE) (ZIP)<br>Simi Valley CA 93065 | (CITY) (STATE) (ZIP)<br>Simi Valley CA 93065 | |

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the November 7, 2011, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated September 22, 2006, recorded on September 29, 2006, as Instrument No. 20060929-0120783, Register's Office for Davidson, Tennessee (the "Deed of Trust"), NANCY A MONTGOMERY, AND SHARON A BROWN, A WIDOW (collectively "Borrower"),conveyed to ROBERT M WILSON, JR, 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 September 22, 2006, (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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20, 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 ROBERT M WILSON, JR, said appointment being set forth on July 22, 2011, as Instrument No. 20110722-0056202 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 September 16, 2011, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on August 25, 2011, September 1, 2011 and September 8, 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 notices appeared and announced to those assembled that the October 27, 2011 sale was postponed to November 7, 2011 at the same time and place and notification were made in accordance with T.C.A § 35-5-101(f), if required. The Substitute Trustee appeared and 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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20 at the price of $88,772.75, 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 $88,772.75, 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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20 ("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 THE WESTERLY 20 FEET OF LOT NO. 135 AND THE EASTERLY 41 FEET 8 INCHES OF LOT NO. 136, ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN BOOK 974, PAGES 60 AND 61, FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOT NOS. 135 AND 136 ADJOIN AND FRONT TOGETHER 61 FEET 8 INCHES ON THE SOUTHERLY MARGIN OF MARSDEN AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES, 150.0 FEET TO A DEAD LINE.

Property Address: **1710 MARSDEN AVE, NASHVILLE TN 37216**

Borrower's source of title is that certain **QuitClaim Deed**, dated **8/23/2006**, given by **Sharon A. Brown** to **Sharon A. Brown and Nancy A. Montgomery, tenants in common**, and recorded **8/29/2006 Instrument # 20060829-0106866**, 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: _____ 11/10/11
Print Name: MJ Parvin
Title: Assistant Vice President

STATE OF TEXAS )
COUNTY OF TARRANT )

Before me, Jean S. Yarborough, 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 Assistant Vice President 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 10TH day of NOV, 2011.

Notary Public

My commission expires:

_____

JEAN S. YARBOROUGH
Notary Public, State of Texas
My Commission Expires
May 23, 2012

STATE OF TEXAS )
COUNTY OF TARRANT )

The actual consideration or value, whichever is greater, for this transfer is $88,772.75.

11/10/11
Affiant

Sworn to and subscribed before me this 10TH day of NOV, 2011.

Notary Public

My commission expires:

_____

JEAN S. YARBOROUGH
Notary Public, State of Texas
My Commission Expires
May 23, 2012