FILE NO.: 432.0903412TN\CS

BILL GARRETT, Davidson County
Trans:T20110080743 DEEDTRS
Recvd: 12/21/11 10:07 2 pgs
Fees:13.00 Taxes:516.15
20111221-0099568

**THIS INSTRUMENT PREPARED**
**BY & RETURN TO:**
**Nationwide Trustee Services, Inc.**
1587 N.E. Expressway
Atlanta, GA 30329

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20060405-0038741, ("Deed of Trust")Elliott Anderson and Starlene Anderson and Tiny P. Jenkins aka Tiny Jenkins conveyed to Robert M. Wilson Jr., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP -- SEND NOTICE OF FORECLOSURE TO WELLS FARGO BANK, N.A.; and

WHEREAS, **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20111130-0092859** in the Register's Office of Davidson County, TN; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 11/04/2011,11/08/2011,11/18/2011, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 01, 2011, at the Davidson Co. Register of Deeds at the corner 6th & Broadway at Bridgestone Arena in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $139,500.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Exhibit A Being Lot No. 2 on the plan of J.A. DeMontbreun's Resubdivision of Lots 75 through 81 of R.M. Dudley's unrecorded plan if subdivision of a 30 acre tract, as recorded in Book 974, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Elliott Anderson and Tiny Jenkins, by deed from James W. Thomas and wife, Helen Marie Thomas, on March 5, 2004, of record in Instrument Number 20040316-0029629, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 200403160029629 in the Register's Office of Davidson County, TN.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of TCA 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 01st day of December, 2011.

**Nationwide Trustee Services, Inc.**
Substitute Trustee
By: Germaine Duncan, its Asst. VP

STATE OF GEORGIA

COUNTY OF DEKALB

On this 01st day of December, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

KELECHI UBOZOH NOTARY EXPIRES GEORGIA NOV. 23, 2014 PUBLIC GWINNETT COUNTY

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 01ST DAY OF DECEMBER 2011.

KELECHI UBOZOH NOTARY EXPIRES GEORGIA NOV. 23, 2014 PUBLIC GWINNETT COUNTY

Notary Public

My Commission Expires: _____

**File No.: 432.0903412TN (Anderson)**
**Property Address: 1419 McGavock Pike, Nashville, TN 37216**
**Tax Parcel ID No.: 072070277.00**

Mail Tax Notices To and Property Owner:

BAC Home Loans Servicing, L.P.
7105 Corporate Drive
Plano, TX 75024