BILL GARRETT, Davidson County
Trans:T20120001906 DEEDTRS
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Fees:18.00 Taxes:649.35
20120109-0002205

Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-~~08-00150~~
10-07064

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
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 2005-12	**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 2005-12**	**164-G-C-006.00**
7105 Corporate Drive PTX-A-274 Plano, TX 75024	**7105 Corporate Drive PTX-A-274 Plano, TX 75024**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 5, 2005 and recorded August 15, 2005, at **Instrument Number 20050815-0096364**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Dustie E. Dwyer AKA Dustie F. Dwyer and William A. Dwyer** ("Borrower"), conveyed to Arnold M. Weiss Attorney, 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 August 5, 2005, (the "Note"), which obligation is presently held and owned by **The Bank Of New York Mellon FKA The Bank Of New York, As Trustee For The Certificateholders CWABS Asset-Backed Certificates Series 2005-12**; 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 Arnold M. Weiss Attorney, said appointment being set forth in **Instrument Number 20101027-0085860** 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 October 27, 2011, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **October 6, 2011, October 13, 2011, October 20, 2011, November 3, 2011, November 10, 2011 and November 17, 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 announced to those assembled that the October 27, 2011 sale was postponed to November 22, 2011 at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On November 22, 2011, the Substitute Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the November 22, 2011 sale was postponed to December 20, 2011 at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On December 20, 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 **The Bank Of New York Mellon FKA The Bank Of New York, As Trustee For The Certificateholders CWABS Asset-Backed Certificates Series 2005-12** at the price of **One Hundred Seventy-Five Thousand Five Hundred and 00/100 ($175,500.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Seventy-Five Thousand Five Hundred and 00/100 ($175,500.00)** to me in hand paid, 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 2005-12** ("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:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 103 ON THE PLAN OF THE PENINSULA, SECTION 2, A PLANNED RESIDENTIAL DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 352, AS AMENDED IN BOOK 10547, PAGE 35, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING

EASEMENTS AND/OR SETBACK LINES OF RECORD IN PLAT BOOK 9700, PAGE 352, AND BOOK 10547, PAGE 35, SAID REGISTER`S OFFICE.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 9564, PAGE 693, BOOK 9754, PAGE 35, BOOK 9977, PAGE 359, AND BOOK 10333, PAGE 21 9, SAID REGISTER`S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

This property is now or was formerly known as 5117 Bay Overlook Drive, Hermitage, TN 37076.

Borrower's source of title is that certain Warranty Deed dated 08/05/2005 from Jason M. Revie and Scarlet A. Revie to Dustie F. Dwyer and William A. Dwyer of record on 08/15/2005 in Instrument Number 20050815-0096363 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 JAN - 2 2012, 20___.

Rubin Lublin Suarez Serrano TN LLC

Printed Name: Pamela R. Nix
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared , Pamela R. Nix, 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 JAN - 2 2012, 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 $175,500.00.

Affiant

Sworn to and subscribed before me this JAN - 2 2012 day of _____, 20___.

Notary Public

My commission expires:

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