BILL GARRETT, Davidson County
Trans:T20120005206 DEEDTRS
Recvd: 01/23/12 12:57 3 pgs
Fees:18.00 Taxes:222.00
20120123-0006194

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

TS#:11 -0088806

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
ERIC SOX AND JAMES ROBERTS	ERIC SOX AND JAMES ROBERTS	095 10 0 081.00
(NAME)	(NAME)	
7051 HIGHWAY 70 SOUTH #315	7051 HIGHWAY 70 SOUTH #315	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
NASHVILLE TN 37221	NASHVILLE TN 37221	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the January 6, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 20, 1999, recorded on May 6, 1999, as Instrument No. 0583358, in Deed Book 11465, at Page 885, Register's Office for Davidson, Tennessee (the "Deed of Trust"), TIMOTHY D BROWN AND VELDA BROWN, MARRIED TO EACH OTHER (collectively "Borrower"),conveyed to TIM, INC. A TN CORP, 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 20, 1999, (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, BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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 TIM, INC. A TN CORP, said appointment being set forth on November 23, 2011, as Instrument No. 2011123-0091683 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 NASHVILLE LEDGER that the Property would be sold on January 6, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on December 16, 2011, December 23, 2011 and December 30, 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 ERIC SOX AND JAMES ROBERTS at the price of $46,100.00, 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 $46,100.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto ERIC SOX AND JAMES ROBERTS ("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:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 9578, PAGE 176, ID# 95.10-80, BEING

KNOWN AND DESIGNATED AS LOT 115, ELM HILL ACRES, SECTION TWO, FILED IN PLAT BOOK 2331, PAGE 68.

2115 SANBORN DR, NASHVILLE, TN 37210

PARCEL NO.: 095 10 0081.00

Borrower's source of title is that certain **Warranty Deed**, dated **01/23/1995**, given by **William S. Spivey** to **Timothy D. Brown** and recorded **1/25/1995 in Book 9578 Page 176**, 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: _____ 1/20/12
Print Name: MJ Parvin
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On 1/20/2012, before me Elsie Kroussakis, personally appeared MJ Parvin, AVP, known to me (or proved to me on the oath of _____ or through Pers. Knowledge) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

Elsie Kroussakis
Notary Public's Signature

ELSIE KROUSSAKIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-14-15

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $46,100.00.

1/20/12

Affiant

Sworn to and subscribed before me this 20 day of January, 2012.

Notary Public

My commission expires:

Oct. 14, 2015

ELSIE KROUSSAKIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-14-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 60,000, **Affiant**

Subscribed and sworn before me this the

23rd **Day of** January, 2012

Deputy Register