BILL GARRETT, Davidson County
Trans:T20120019232 DEEDTRS
Recvd: 03/16/12 10:46 3 pgs
Fees:18.00 Taxes:314.50
20120316-0022660

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

TS#:11-0088161

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER 05812003300
(NAME) The Bank of New York Mellon	(NAME) The Bank of New York Mellon	
(STREET ADDRESS OR ROUTE NUMBER) 400 National Way	(STREET ADDRESS) 400 National Way	
(CITY) (STATE) (ZIP) Simi Valley CA 93063	(CITY) (STATE) (ZIP) Simi Valley CA 93063	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the March 5, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated June 2, 2006, recorded on June 6, 2006, as Instrument No. 20060606-0067027, Register's Office for Davidson, Tennessee (the "Deed of Trust"), LLOYD PALMS, A SINGLE MAN (collectively "Borrower"),conveyed to ARNOLD M WEISS ATTORNEY, 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 2, 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 2006-11, 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 ARNOLD M WEISS ATTORNEY, said appointment being set forth on October 2, 2009, as Instrument No. 20091002-0091535 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 3, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on December 9, 2011, December 16, 2011 and December 23, 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 appeared and announced to to those assembled that the sale was postponed to March 5, 2012 at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f). On March 5, 2012 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 of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-11 at the price of $85,000.00, 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 $85,000.00, 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 2006-11 ("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 LOT NO. 199 ON THE PLAN OF SECTION 3 ROYAL HILLS, OF RECORD IN PLAT BOOK 4860, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION

Property Address: **581 PHIPPS DRIVE, Nashville TN 37218**

Borrower's source of title is that certain **Warranty Deed**, dated **06/02/2006**, given by **Larry Cole** to **Lloyd Palms, a single man,** and recorded **6/6/2006 Instrument # 20060606-0067026**, 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: _____ 3/14/12
Print Name: MJ Parvin
Title: AVP

STATE OF ___TEXAS___)
COUNTY OF ____DALLAS__)

On MAR 1 4 2012, before me Christopher Dwight Schrock, personally appeared MJ Parvin, AVP, known to me (or proved to me on the oath of _____ or through _____) 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

_____
Notary Public's Signature

CHRISTOPHER DWIGHT SCHROCK
Notary Public, State of Texas
My Commission Expires
August 05, 2015

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

3/14/12

Affiant

Sworn to and subscribed before me this 14th day of March, 2012.

Notary Public

My commission expires:

AUG 05 2015

CHRISTOPHER DWIGHT SCHROCK
Notary Public, State of Texas
My Commission Expires
August 05, 2015