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

TS#:12-0007085

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER 53-16-132
(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 April 30, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated October 14, 2004, recorded on October 26, 2004, as Instrument No. 20041026-0128390, Register's Office for Davidson, Tennessee (the "Deed of Trust"), VICKI SELLERS, A MARRIED WOMAN AND HUSBAND ROBERT SELLERS (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 October 14, 2004, (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 2004-14, 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 February 13, 2012, as Instrument No. 20120213-0012313 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 DAVIDSON AM that the Property would be sold on April 30, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on April 6, 2012, April 13, 2012 and April 20, 2012, 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 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 2004-14 at the price of $39,600.00, 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 $39,600.00, 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 2004-14 ("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, made by Southern Land & Associates, Inc., dated September 15, 1977, described as follows:

Beginning at a point in the northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the southwesterly corner of the L. M. Irving property and the southeasterly corner of the property herein described; thence with the said northerly margin North 66 deg., 22' 00" West 82.91 feet to an iron pin; thence leaving said northerly margin with a line through the Bill Crusenberry property North 24 deg. 33' 02" East 63.84 feet to an iron pin; thence with a line North 41 deg., 12' 01" West 118.89 feet to an iron pin; thence with a line South 59 deg., 27' 15" East 57.46 feet to a 16 inch hackberry tree in the said L. M. Irvin's westerly line; thence with said Irvin line South 27 deg., 20' 30" West 170.62 feet to the point of beginning. The above described tract contains 0.206 acres, more or less.

Property Address: **331 PITTS AVE, OLD HICKORY TN 37138**

PARCEL # 53-16-132

Borrower's source of title is that certain **Warranty Deed**, dated **10/14/2004**, given by **Gregory S. Salley and wife, Tanya J. Salley** to **Vicki Sellers and husband Robert Sellers** and recorded **10/26/2004 Instrument # 20041026-0128389**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: MJ Parvin 5/11/12
Print Name: MJ Parvin
Title: AVP

STATE OF TEXAS)
COUNTY OF DALLAS)

On MAY 11 2012, before me Alysia Anderson, personally appeared MJ Parvin, AVP, known to me (or proved to me on the oath of _____ or through PK) 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

ALYSIA ANDERSON
MY COMMISSION EXPIRES
June 17, 2014

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $39,600.00.

MJ Parvin 5/11/12
Affiant

Sworn to and subscribed before me this 11th day of May, 2012

Notary Public

My commission expires:
6/17/14

ALYSIA ANDERSON
MY COMMISSION EXPIRES
June 17, 2014