BILL GARRETT, Davidson County
Trans:T20120044067 DEEDTRS
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Fees:17.00 Taxes:0.00
20120614-0052339

Prepared by and Return to:
Rubin Lublin Suarez Serrano TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-10-02840

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
FEDERAL NATIONAL MORTGAGE ASSOCIATION	FEDERAL NATIONAL MORTGAGE ASSOCIATION	42-4-35
P.O. Box 650043 Dallas, Texas 75265-0043	P.O. Box 650043 Dallas, Texas 75265-0043	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 15, 2005 and recorded August 25, 2005, at **Instrument Number 20050825-0101494**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **TONYA C. WOODARD AKA TONYA CHRISTI WOODARD** ("Borrower"), conveyed to Robert M. Wilson, 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 15, 2005, (the "Note"), which obligation is presently held and owned by **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**; 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,PLLC f/k/a Rubin Lublin Suarez Serrano TN, LLC, was duly appointed as Substitute Trustee in the place and stead of Robert M. Wilson, said appointment being set forth in **Instrument Number 20120126-0007184** 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 March 27, 2012, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on February 23, 2012, March 1, 2012, March 8, 2012, 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 March 27, 2012, sale was postponed to May 1, 2012, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On May 1, 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 **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** at the price of **One Hundred Sixty-Two Thousand Three Hundred Thirty-Seven and 40/100 ($162,337.40)** this being the highest, last and best bid; and

WHEREAS, **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, as successful purchaser at said sale, transferred and assigned its bid to **FEDERAL NATIONAL MORTGAGE ASSOCIATION.**

NOW, THEREFORE, Rubin Lublin Suarez Serrano TN,PLLC f/k/a Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Sixty-Two Thousand Three Hundred Thirty-Seven and 40/100 ($162,337.40)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING THE SOUTH 1 1/2 ACRE OF LOT NO. 14 ON THE MAP OF BRANSFORD REALTY COMPANY`S AMQUI SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 38 AND 39, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND CIRCLE, THE COMMON CORNER OF LOTS 14 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 529 FEET TO A POINT, A CORNER OF LOTS 14 AND 16, IN THE NORTH LINE OF LOT 21; THENCE WITH THE LINE BETWEEN LOTS 14 AND 16, N 03 DEGREES E 120 FEET TO A POINT; THENCE WESTERLY 550 FEET TO A POINT IN THE CENTER OF LINE OF HIGHLAND CIRCLE, SAID POINT BEING 81.5 FEET, MORE OR LESS, SOUTH OF THE COMMON CORNER OF LOTS 14 AND 15; THENCE WITH THE CENTER LINE OF HIGHLAND CIRCLE, SOUTHERLY 125.5 FEET TO THE BEGINNING.

Being the same property conveyed to TONYA CHRISTI WOODARD, herein by Deed of record in Instrument Number 20030515-0066487, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 910 Highland Circle, Madison, TN 37115.

This entity is tax exempt.

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 MAY 14 2012, 20___.

Rubin Lublin Suarez Serrano TN,PLLC f/k/a 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,PLLC f/k/a 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,PLLC f/k/a 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 MAY 14 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 $162,337.40.

Affiant

Sworn to and subscribed
before me this ___ day of MAY 14 2012, 20___.

Notary Public

My commission expires:

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