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#:11-0117147

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Bank of New York Mellon	The Bank of New York Mellon	163110E05000CO
(NAME)	(NAME)	
400 NATIONAL WAY	400 NATIONAL WAY	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
SIMI VALLEY CA 93063	SIMI VALLEY CA 93063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the June 29, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated August 25, 2006, recorded on December 20, 2006, as Instrument No. 20061220-0156741, Register's Office for Davidson, Tennessee (the "Deed of Trust"), GLENN GREGORY, A MARRIED MAN AND PATRICIA C. GREGORY (collectively "Borrower"),conveyed to SERVICE LINK, 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 25, 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 2006-15, 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 SERVICE LINK, said appointment being set forth on May 1, 2012, as Instrument No. 20120501-0037145 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 CITY PAPER that the Property would be sold on May 29, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on May 7, 2012, May 14, 2012 and May 21, 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 appeared and announced to to those assembled that the sale was postponed to June 29, 2012 at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required.. On June 29, 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 2006-15 at the price of $54,000.00, 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 $54,000.00, 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 2006-15 ("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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF UNIT #23, OAK GROVE TOWNHOMES, ACCORDING TO SURVEY AND PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20021126-0146722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. PARCEL # 163110E05000CO

Property Address: **2940 Baby Ruth Ln Unit 23, Antioch TN 37013**

Borrower's source of title is that certain **Warranty Deed**, dated **05/11/2005**, given by **SIGNATURE DEVELOPMENT, INC., A TENNESSEE CORPORATION** to **Glenn Gregory, an unmarried man** and recorded **6/15/2005 Instrument # 20050615-0068770 also see QuitClaim Deed**, dated **08/25/2005**, given by **Glenn Gregory, a married man who acquired title as an unmarried man and joined by his spouse Patricia C. Gregory** to **Glenn Gregory and Patricia C. Gregory, husband & wife,** and recorded **12/20/2006 Instrument # 20061220-0156740**, 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: _____ 7/10/12
Print Name: MJ Parvin
Title: AVP

STATE OF TEXAS)
COUNTY OF DALLAS)

On 7/10/2012, 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 $54,000.00.

_____ 7/10/12
Affiant

Sworn to and subscribed before me this 10th day of July, 2012.

_____
Notary Public

My commission expires:

_____

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