BILL GARRETT, Davidson County
Trans:T20120077677 DEEDTRS
Recvd: 10/12/12 11:06 3 pgs
Fees:18.00 Taxes:135.70

20121012-0093606

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

TS#:10-0165407

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
GEORGE BRANDT	GEORGE BRANDT	05314003200
(NAME)	(NAME)	
603 FATHERLAND ST	603 FATHERLAND ST	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
NASHVILLE TN 37206	NASHVILLE TN 37206	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the September 24, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated June 25, 1998, recorded on July 9, 1998, as Instrument No. 0460544, in Deed Book 11014, at Page 144, Register's Office for Davidson, Tennessee (the "Deed of Trust"), WALTER G GOINS, AN UNMARRIED PERSON (collectively "Borrower"),conveyed to RON SUEDEKUM, 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 25, 1998, (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., 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 RON SUEDEKUM, said appointment being set forth on August 29, 2012, as Instrument No. 20120829-0077852 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 September 24, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on September 3, 2012, September 10, 2012 and September 17, 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 GEORGE BRANDT at the price of $26,676.00, 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 $26,676.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto GEORGE BRANDT ("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. 11 ON THE PLAN OF NAWAKWA HILLS POWWOW ADDITION, SECTION 1 OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR

SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

1310 MOHAWK TRL, MADISON TN 37115

Borrower's source of title is that certain Deed of Trust, dated August 24, 2012 June 25, 1998, recorded on July 9, 1998, as Instrument No. 0460544, in Deed Book 11014, at Page 144, **Warranty Deed**, dated **05/09/1997**, given by **David R Mundy and wife Julaine Mundy** to **Walter G Goins unmarried** and recorded **5/15/1997 In Book 10455 Page 496**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.

Date: 10-4-12

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Stephanie Kings 10.4.12
Print Name: STEPHANIE 4. KING
Title: AVP

STATE OF Texas)
COUNTY OF ~~Tarrant~~)

On 10.4.12, before me Jean Yarborough, personally appeared STEPHANIE 4. KING, 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
Jean Yarborough
Notary Public's Signature

JEAN YARBOROUGH
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-23-16

STATE OF TEXAS)
COUNTY OF TARRANT)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 36,675

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October 20 12

Deputy Register

My commission expires:

5-23-16

Stephanie Y. King 10.4.12
ffiant

4TH day of OCTOBER, 2012

JEAN YARBOROUGH
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-23-16