BILL GARRETT, Davidson County
Trans:T20120085842 DEEDTRS
Recvd: 11/09/12 09:55 3 pgs
Fees:18.00 Taxes:2547.45

20121109-0103656

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

TS#:12-0002164

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) KTM PROPERTIES	(NAME) KTM PROPERTIES	158-04-0A-065.00
(STREET ADDRESS OR ROUTE NUMBER) 1113 HAVERHILL DRIVE	(STREET ADDRESS) 1113 HAVERHILL DRIVE	
(CITY) (STATE) (ZIP) BRENTWOOD TN 37027	(CITY) (STATE) (ZIP) BRENTWOOD TN 37027	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the October 15, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated August 18, 2005, recorded on August 26, 2005, as Instrument No. 20050826-0102136, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), MICHAEL PETERSON, AND ANNE PETERSON, HUSBAND AND WIFE (collectively "Borrower"),conveyed to ARNOLD M WEISS, 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 18, 2005, (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 SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE OF BSALTA 2005-09, 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, said appointment being set forth on January 30, 2012, as Instrument No. 201201300008275 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 April 10, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on March 19, 2012, March 26, 2012 and April 2, 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 those assembled that the sale was postponed to May 10, 2012, at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On May 10, 2012,, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the May 10, 2012, sale was postponed to June 12, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On June 12, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the June 12, 2012, sale was postponed to July 12, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On July 12, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the July 12, 2012, sale was postponed to August 13, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On August 13, 2012, at the same

time and place, the Substitute Trustee appeared and announced to those assembled that the August 13, 2012, sale was postponed to September 13, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On September 13, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the September 13, 2012, sale was postponed to October 15, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On October 15, 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 KTM PROPERTIES at the price of $688,501.00, 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 $688,501.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto KTM PROPERTIES ("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. 18, ON THE PLAN OF REVISED SECTION TWO, OTTER WOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Property Address: **39 ANNANDALE, NASHVILLE TN 37215**

PARCEL # 158-04-0A-065.00

Borrower's source of title is that certain Deed of Trust, dated November 21, 2011 August 18, 2005, recorded on August 26, 2005, as Instrument No. 20050826-0102136, 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: Stephanie Y. King 10.29.12
Print Name: Stephanie Y. King
Title: AVP

STATE OF ____TEXAS_____)
COUNTY OF ____TARRANT____)

On OCT 2 9 2012, before me Kanetta Denise Edwards, personally appeared Stephanie Y. 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

Kanetta Denise Edwards

Notary Public's Signature

KANETTA DENISE EDWARDS
Notary Public
State of Texas
My Comm. Expires 4-19-2014

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $688,501.00.

Stephanie Y. King 10.29.12

Affiant Stephanie Y. King

Sworn to and subscribed before me this 29 day of October, 2012.

Kanetta Denise Edwards

Notary Public

My commission expires:

04-19-14

KANETTA DENISE EDWARDS
Notary Public
State of Texas
My Comm. Expires 4-19-2014