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

TS#:11-0098465

Davidson County DEEDTRS
Recvd: 11/28/12 15:10 3 pgs
Fees:18.00 Taxes:146.74

**20121128-0109383**

| ADDRESSES NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| CORNERSTONE INVESTMENTS, INC | CORNERSTONE INVESTMENTS, INC | 13312025100 |
| (NAME) | (NAME) | |
| 718 THOMPSON LANE, SUITE 108 | 718 THOMPSON LANE, SUITE 108 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE TN 37204 | NASHVILLE TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the October 22, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated August 26, 1996, recorded on September 9, 1996, as Instrument No. 0222591, in Deed Book 10183, at Page 138, Register's Office for Davidson, Tennessee (the "Deed of Trust"), FRANKLIN CANNON, A MARRIED MAN AND TINA CANNON (collectively "Borrower"),conveyed to DALE S MCKENZIE, 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 26, 1996, (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 Phillip M. Kleinsmith, said appointment being set forth on September 21, 2012, as Instrument No. 20120921-0086018 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 October 22, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on October 1, 2012, October 8, 2012 and October 15, 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 CORNERSTONE INVESTMENTS, INC at the price of $39,659.50, 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 $39,659.50, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto CORNERSTONE INVESTMENTS, INC ("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:

BEING LOT NUMBER 128 ON THE PLAN OF SECTION THREE, GREENWOOD HILLS, OF RECORD IN PLAT BOOK 5050 AT PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE

FOR MORE COMPLETE DESCRIPTION, BEING ALL OF THE PROPERTY CONVEYED TO FRANKLIN CANNON BY DEED OF RECORD IN BOOK 9642, PAGE 641, REGISTER'S OFFICE FOR SAID COUNTY.

**3841 Scotwood Drive, NASHVILLE, TN 37211**

PARCEL NUMBER: 13312025100

Borrower's source of title is that certain **Warranty Deed**, dated **03/08/1995**, given by **Metropolitan Nashville Airport Authority** to **Franklin Cannon** and recorded **4/11/1995 in Book 9642 Page 641** 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: 10.31.12

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Stephanie Y King 10.31.12
Print Name: Stephanie Y. King
Title: AVP

STATE OF Texas )
COUNTY OF Tarrant )

On OCT 31 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

NOTARY PUBLIC STATE OF TEXAS
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 $39,659.50.

Stephanie Y King 10.31.12

Affiant **Stephanie Y. King**

Sworn to and subscribed before me this 31 day of October, 2012.

Notary Public

My commission expires:
04-19-14

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY