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

TS#:12-0029985

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
ERIC SOX	ERIC SOX	059-11-0-015.00
(NAME)	(NAME)	
7051 HWY 70 SOUTH 315	7051 HWY 70 SOUTH 315	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37221	NASHVILLE TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBSTITUTE TRUSTEE'S DEED

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

WHEREAS, by that certain Deed of Trust dated October 5, 2006, recorded on October 16, 2006, as Instrument No. 20061016-0128340, Register's Office for Davidson, Tennessee (the "Deed of Trust"), EDMUND D MORRIS AND MELODY M MORRIS HUSBAND AND WIFE (collectively "Borrower"),conveyed to SOUTHEAST TITLE OF TENNESSEE INC, 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 October 5, 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, U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA N.A. SUCCESSOR BY MERGER TO LASALLE BANK N.A. TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18, 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 SOUTHEAST TITLE OF TENNESSEE INC, said appointment being set forth on May 21, 2012, as Instrument No. 20120521-0043743 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 November 15, 2012, at time 10:00 AM at the Schermerhorn Symphony Center, One Symphony Place Nashville, TN 37201such advertisement appearing in said newspaper on October 22, 2012, October 29, 2012 and November 5, 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 ERIC SOX
at the price of $26,000.00, 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 $26,000.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto ERIC SOX
("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:

SEE LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 322 ON THE PLAN OF HAYNES

MANOR, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 322 BEING A CORNER LOTS FRONTS 84.74 FEET ALONG THE NORTHWESTERLY MARGIN OF ROWAN DRIVE AND 105 FEET ALONG THE NORTHWESTERLY MARGIN OF CRAVATH DRIVE AND 39.27 FEET ALONG THE CURVING CORNER AT THE INTERSECTION OF SAID DRIVES AND RUNS BACK BETWEEN CONVERGING LINES 126.66 FEET ON THE NORTHEASTERLY LINE AND 88.73 FEET ALONG THE NORTHWESTERLY LINE TO A POINT AT THE REAR.

PARCEL# 059-11-0-015.00

3844 CRAVATH DR, NASHVILLE, TN 37207

Borrower's source of title is that certain Warranty Deed, dated 10/5/2006, given by Charles H. Reid and wife Susan H. Reid to Edmund D. Morris and Melody M. Morris, husband and wife and recorded 10/16/2006 Instrument # 20061016-0128339, 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: 12.4.12

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Stephanie York's 12.4.12
Print Name: Stephanie Y. King
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On 12.4.12, before me Jean Yarborough, 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

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 $26,000.00.

Stephanie Wilkins 12.4.12
Affiant

Sworn to and subscribed before me this 4TH day of DECEMBER, 2012

Jean Yarborough
Notary Public

My commission expires:

5-23-16

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