PICK-UP

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#:09-0121771

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Linda H Vaughn & Robin Wheeler	Linda H Vaughn & Robin Wheeler	17605001200
(NAME)	(NAME)	
1129 DOUGLAS PL	1129 DOUGLAS PL	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GALLATIN TN 37066	GALLATIN TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the December 27, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated January 8, 2007, recorded on January 12, 2007, as Instrument No. 20070112-0005272, Register's Office for Davidson, Tennessee (the "Deed of Trust"), JONATHAN DAVIS, AS JOINT TENANTS AND NICOLE DAVIS (collectively "Borrower"),conveyed to ROBERT M WILSON, JR, 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 January 8, 2007, (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 CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1, 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 ROBERT M WILSON, JR, said appointment being set forth on October 19, 2012, as Instrument No. 20121019-0095948 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 December 27, 2012, at time 10:00 AM at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, such advertisement appearing in said newspaper on December 3, 2012, December 10, 2012 and December 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 LINDA H VAUGHN AND ROBIN WHEELER at the price of $105,001.00, 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 $105,001.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto LINDA H VAUGHN AND ROBIN WHEELER ("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 87, PLAN OF HICKORY WOODS EAST (ERRONEOUSLY REFERRED TO AS HICKORY WOODS ESTATES IN DEED ON ACQUISITION), SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 510, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL NUMBER: 17605001200

Borrower's source of title is that certain Warranty Deed, dated 01/08/2007, given by Rahim Omer, unmarried to Johnathan Davis and wife, Nicole Davis and recorded 1/12/2007 Instrument # 20070112-0005271, 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: 1.15.13

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Helen Hendriksen 1.15.13
Print Name: Helen Hendriksen
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On JAN 15 2013, before me J. Flores, personally appeared Helen Hendriksen, 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

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $105,001.00.

Helen Hendriksen

Affiant Helen Hendriksen

Sworn to and subscribed before me this 15th day of Jan., 2013.

Notary Public

My commission expires:
10-28-13

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013