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

TS#:12-0053577

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) The Bank of New York Mellon	(NAME) The Bank of New York Mellon	08408010100
(STREET ADDRESS OR ROUTE NUMBER) 400 NATIONAL WAY	(STREET ADDRESS) 400 NATIONAL WAY	
(CITY) (STATE) (ZIP) SIMI VALLEY CA 93063	(CITY) (STATE) (ZIP) SIMI VALLEY CA 93063	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the January 3, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 22, 2004, recorded on May 12, 2004, as Instrument No. 20040512-0054838, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), CONNIE L. RIBAS AND HUSBAND, VINCENT J. RIBAS (collectively "Borrower"),conveyed to DAVID WEBBER, 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 April 22, 2004, (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 CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J5,MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J5, 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 DAVID WEBBER, said appointment being set forth on June 10, 2011, as Instrument No. 20110610-0044596 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 1, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on September 10, 2012, September 17, 2012 and September 24, 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 November 01, 2012 at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On November 01, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the November 01, 2012 sale was postponed to December 03, 2012 at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On December 03, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that December 03, 2012 sale was postponed to January 03, 2013 at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On January 3, 2013 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 THE BANK OF

NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J5,MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J5 at the price of $150,300.00, 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 $150,300.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J5,MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J5 ("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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 147 on the Plan of Lincoya Hills, Section VI, as of record in Book 2331, page 71, Register's Office for said county, and described as follows:

Beginning at a. point in the East margin of Knobdale Road at the comer of Lots Nos. 147 and 148; thence with the margin of said road, Northwest 98.31 feet to the beginning of a curve; thence around said curve, in a Northeasterly direction 30.15 feet to a point in the Southeasterly margin of Melody Lane; thence with the margin of the same, Northeast 128 feet to the comer of Lots Nos. 147 & 148; thence with the line between said lots Southeasterly 170 feet to the comer of Lots Nos. 147 & 148; thence with the line between said lots Southwesterly 179 feet to the point of beginning.

Being the same property conveyed to Connie L. Ribas and husband, Vincent J. Ribas, by Warranty Deed from Betty J. Chenoweth, of record in Instrument No. 20040512054837 , Register's Office for Davidson County, Tennessee.

Property Address: **2930 KNOBDALE ROAD, NASHVILLE, TN 37214**

PARCEL# 08408010100

Borrower's source of title is that certain **Warranty Deed**, dated **04/22/2004**, given by **Betty J. Chenoweth, unmarried** to **Connie L. Ribas and husband, Vincent J. Ribas** and recorded **5/12/2004 Instrument # 20040512-0054837**, 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: Keri Harelson 1.23.13
Print Name: KERI HARELSON
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

On Jan. 23 2013, before me Elsie Kroussakis, personally appeared Keri Harelson, 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

Elsie Kroussakis
Notary Public's Signature

ELSIE KROUSSAKIS
Notary Public, State of Texas
My Commission Expires
October 14, 2015

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $150,300.00.

Keri Harelson 1.23.13
Affiant KERI HARELSON

Sworn to and subscribed before me this 23 day of January, 2013.

Elsie Kroussakis
Notary Public

My commission expires:
Oct. 14, 2015

ELSIE KROUSSAKIS
Notary Public, State of Texas
My Commission Expires
October 14, 2015