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

TS#:08-0075777

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER 08111008200
(NAME) LES LAZARUS	(NAME) LES LAZARUS	
(STREET ADDRESS OR ROUTE NUMBER) 915 LEWISBER PIKE	(STREET ADDRESS) 915 LEWISBER PIKE	
(CITY) (STATE) (ZIP) FRANKLIN TN 37064	(CITY) (STATE) (ZIP) FRANKLIN TN 37064	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the February 1, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated January 23, 2004, recorded on February 2, 2004, as Instrument No. 20040202-0012357, Register's Office for Davidson, Tennessee (the "Deed of Trust"), EDWARD W LINDER, MARRIED, JANICE LINDER, NON-OBLIGOR SPOUSE/OWNER (collectively "Borrower"),conveyed to ERNEST B WILLIAMS IV, 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 23, 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, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF TERWIN MORTGAGE TRUST,ASSET-BACKED CERTIFICA TES, SERIES TMTS 2004-5HE, 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 ERNEST B WILLIAMS IV, said appointment being set forth on December 21, 2012, as Instrument No. 20121221-0117847 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 DAVIDSON AM that the Property would be sold on February 1, 2013, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on January 11, 2013, January 18, 2013 and January 25, 2013, 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 LES LAZARUS at the price of $8,801.00, 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 $8,801.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto LES LAZARUS ("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 the northerly part of the easterly part of Lot No. 262 and the southerly part of the easterly part of Lot No. 263 on the Map of the Subdivision of Lot No. 5 of the Bosleys Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for said County, also being part of Lot No. 3 and 4, on the Plat of Catos's Subdivision of part of Lot No. 260 and 264 in JH. M. Harding's Addition, as of record in Book 547, page 17, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dr. D. B. Todd, Jr., Boulevard, formerly 18th Avenue North at the southeast corner of the property conveyed to A. L. Allen and wife, by deed from Thelma Gregory of record in Book 1571, page 80, said Register's Office; thence with Allen's southerly line westwardly 128.9 feet to the easterly margin of an alley; thence southwardly 37.5 feet; thence eastwardly 135 feet to the westerly margin of said Boulevard; thence with said Avenue northwardly 41.3 feet to the beginning.

PARCEL NUMBER: 08111008200

1737 DR DB TODD JR BLVD, NASHVILLE TN 37207

Borrower's source of title is that certain QuitClaim Deed, dated 11/22/2003, given by Edward W. Linder, Trustee(s) of The 1737 D. B. Todd Trust to Edward W. Linder, a married person and recorded 2/2/2004 Instrument # 20040202-0012356, 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: 2-13-13

RECONTRUST COMPANY, N.A., as Substitute Trustee
By: Sue Foley 2-13-13
Print Name: Sue Foley
Title: AVP

STATE OF Texas)
COUNTY OF Tarrant)

On 2-13-2013, before me Elsie Kroussakis, personally appeared Sue Foley AVP, Recontrust Company, N.A., 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, 2016

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $8,801.00.

Sue Foley 2-13-13
Affiant Sue Foley

Sworn to and subscribed before me this 13th day of February, 2013.

Elsie Kroussakis
Notary Public

My commission expires:
10-14-2015

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