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#:11-0042133

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) The Secretary of Veteran Affairs	(NAME) The Secretary of Veteran Affairs	063 16 0B 100.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 1700 Clairmont Rd	(STREET ADDRESS) 1700 Clairmont Rd	
(CITY) (STATE) (ZIP) Decatur GA 30033	(CITY) (STATE) (ZIP) Decatur GA 30033	

SUBSTITUTE TRUSTEE'S DEED

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

WHEREAS, by that certain Deed of Trust dated July 23, 2009, recorded on August 11, 2009, as Instrument No. 20090811-0075687, Register's Office for Davidson, Tennessee (the "Deed of Trust"), RANDALL STEPHEN KEMP UNMARRIED MAN (collectively "Borrower"),conveyed to CHARLES E TONKIN II, 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 July 23, 2009, (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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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 CHARLES E TONKIN II, said appointment being set forth on December 12, 2011, as Instrument No. 20111212-0096596 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 appeared and announced to to those assembled that the sale was postponed to March 1, 2013 at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On March 1, 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP at the price of $112,806.40, this being the highest, last and best bid.

WHEREAS, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as successful purchaser at said sale, transferred and assigned its bid to The Secretary of Veteran's Affairs.

Whereas the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Sucessor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $112,806.40, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Secretary of Veteran's Affairs ("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 NO. 159 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), OF RECORD IN PLAT BOOK 6900, PAGES 550, 551, AND 552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445, AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: **624 GRANWOOD BLVD, OLD HICKORY TN 37138**

THIS ENTITY IS TAX EXEMPT

PARCEL NUMBER: 063 16 0B 100.00-CO

Borrower's source of title is that certain **Warranty Deed**, dated **07/22/2009**, given by **Cynthia A Hinsch** to **Randall S Kemp** and recorded **8/11/2009 Instrument # 20090811-0075686** 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: Wendi Abed-Rabbah 3/8/13
Print Name: Wendi Abed-Rabbah
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

J. Flores

On MAR 0 8 2013, before me _____, personally appeared Wendi Abed-Rabbah, AVP for 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

_____
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 $112,806.40.

3/8/13
Wendi Abed-Rabbah
Affiant Wendi Abed-Rabbah

Sworn to and subscribed before me this 8th day of March, 2013.

_____
Notary Public

My commission expires:
10.28.13

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