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#:10-0018394

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	178-00-0-090.00
(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 February 26, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated April 5, 2005, recorded on April 15, 2005, as Instrument No. 20050415-0042239, Register's Office for Davidson, Tennessee (the "Deed of Trust"), FRED M. MEDWEDEFF AND CAROLYN P. GOTHARD, HUSBAND AND WIFE (collectively "Borrower"),conveyed to A & R TITLE AND CLOSING, INC/GOODLETTSVILLE, 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 5, 2005, (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 CWALT, INC. ALTERNATIVE LOAN TRUST 2005-24 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-24, 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 A & R TITLE AND CLOSING, INC/GOODLETTSVILLE, said appointment being set forth on October 22, 2012, as Instrument No. 20121022-0096433 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 26, 2013, at time 10:00 AM at the door of the Schermerhorn Symphony Center, One Symphony Place, Nashville, Tennessee, 37201, such advertisement appearing in said newspaper on January 25, 2013, February 1, 2013 and February 8, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-24 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-24 at the price of $661,951.08, 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 $661,951.08, 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 CWALT, INC. ALTERNATIVE LOAN TRUST 2005-24 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-24 ("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 the Ninth Civil District of Davidson County, Tennessee. Being a portion of the property of Fred Medwedeff and Carolyn Medwedeff, as of record in book 8332, page 346, Register's Office of Davidson County, Tennessee and described as follows:

Commencing at an iron rod on the eastern margin of New Highway 96, said point being located south of Old Harding Pike 847 feet more or less, and being the southwest corner of the property of Fred Medwedeff, as of record in deed book 8332, page 346, R.O.S.C.,TN;

Thence with margin of New Highway 96, N 01 degrees 57' 00" E 75.88 feet to a point;

Thence continuing with said road margin, N 07 degrees 31' 00" W 431.60 feet to the point of beginning, and being the southwest corner of this tract;

Thence with margin of New Highway 96, N 07 degrees 31' 00" W 265.39 feet to the northwest corner of this tract and being located 84.20 feet south of Old Harding Pike;

Thence leaving said road margin, S 88 degrees 12' 00" E 1752.29 feet to the northeast corner of this tract;

Thence, S 01 degrees 48' 00" W 252.02 feet to the southeast corner of this tract;

Thence, N 88 degrees 12' 00" W 1710.95 feet to the point of beginning;

Containing 10.0 acres, more or less.

Fifty Foot Wide Ingress / Egress Easement

Land in the Ninth Civil District of Davidson County, Tennessee. Being a portion of the property of Fred Medwedeff and Carolyn Medwedeff, as of record in book 8332, page 346, Register's Office of Davidson County, Tennessee and described as follows:

Beginning at an iron rod on the eastern margin of New Highway 96, said point being located south of Old Harding Pike 847 feet more or less, and being the southwest corner of the property of Fred Medwedeff, as of record in deed book 8332, page 346, R.O.S.C.,TN;

Thence with margin of New Highway 96, N 01 degrees 57' 00" E 50.10 feet to a point;

Thence leaving said road margin, S 88 degrees 12' 00" E 671.04 feet to a point;

Thence, N 42 degrees 47' 57" E 598.74 feet to a point, said point being located 1333.68 feet from the eastern margin of New Highway 96;

Thence, S 88 degrees 12' 00" E 66.25 feet to a point;

Thence, S 42 degrees 47' 57" W 664.99 feet to a point on the southern boundary line of Fred Medwedeff;

Thence with the line of Medwedeff, N 88 degrees 11' 00" W 893.96 feet to the point of beginning;

As surveyed February 25, 2005 by L. Steven Bridges, Jr. of Bridges Land Surveying and Consulting, 311 East Main Street, Maple Glen Suite Four, Hendersonville, Tennessee 37075. Phone 615-822-5394

Property Address: **9646 HIGHWAY 96, FRANKLIN, TN 37064**

PARCEL # 178-00-0-090.00

Borrower's source of title is that certain **QuitClaim Deed**, dated **6/25/2009**, given by **Carol Lynn Gothard individually, as heir to Carolyn Payne Gothard Medwedeff, deceased, and as Executrix of the Estate of Carolyn Payne Gothard Medwedeff** to **Fred M. Medwedeff** and recorded **6/29/2009 Instrument # 20090629-0060430 and QuitClaim Deed**, dated **4/18/2008**, given by **Fred M. Medwedeff** to **Carolyn Payne Gothard Medwedeff, her heirs and assigns, a one-half undivided interest in and to the real property situated in Davidson County, Tennessee, to be held between us as tenants in common and not as tenants by the entirety** and recorded **4/21/2008 Instrument # 20080421-0040256 and Warranty Deed**, dated **4/11/1991**, given by **The heirs of the Estate of Olivia Groves Cunningham** to **Fred M. Medwedeff** and recorded **4/18/1991 in Book 8332 Page 346**, 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 Reconstruct 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 $661,951.08.

Wendi Abed-Rabbah 3/8/13
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