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#:12-0046754

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Secretary of HUD	The Secretary of HUD	043-11-0-160.00
(NAME)	(NAME)	
c/o Michaelson, Connor, and Boul	**c/o Michaelson, Connor, and Boul**	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
4400 Will Rogers Pkwy, Ste. 300	**4400 Will Rogers Pkwy, Ste. 300**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Oklahoma City, OK 73108	**Oklahoma City, OK 73108**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the October 5, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated June 18, 2008, recorded on June 26, 2008, as Instrument No. 20080626-0065860, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), GREGORY K MULLIGAN (collectively "Borrower"),conveyed to DEBORAH B. NIETO, 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 June 18, 2008, (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., 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 DEBORAH B. NIETO, said appointment being set forth on September 7, 2012, as Instrument No. 20120907-0081224 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 NASHVILLE LEDGER that the Property would be sold on October 5, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on September 14, 2012, September 21, 2012 and September 28, 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 BANK OF AMERICA, N.A. at the price of $116,942.99, this being the highest, last and best bid.

WHEREAS, BANK OF AMERICA, N.A., as successful purchaser at said sale, transferred and assigned its bid to Secretary of Housing and Urban Development.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $116,942.99, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Secretary of Housing and Urban Development ("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. 20 ON THE REVISED PLAN OF MYATT - EAGANS SUBDIVISION OF LOTS 2 AND 3 OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1424, PAGE 123, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 20 FRONTS 133.3 FEET ON THE WESTERLY SIDE OF LARCHMONT DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO A DEAD LINE.

Property Address: **113 LARCHMONT DRIVE, MADISON TN 37115**

THIS ENTITY IS TAX EXEMPT

PARCEL #043-11-0-160.00

Borrower's source of title is that certain **QuitClaim Deed**, dated **06/19/2008**, given by **Greg Mulligan and wife, Cynthia Mulligan** to **Gregory K. Mulligan** and recorded **6/26/2008 Instrument # 20080626-0065859 and Warranty Deed**, dated **11/30/1998**, given by **James J. Anderson, individually and as Executor of the Estate of Martha Lorraine Anderson, Martha Rogers, Judy Ann Anderson, Delores J. McGighan and Mickey W. Anderson, being all of the heirs and beneficiaries of Martha Lorraine Anderson, deceased** to **Greg Mulligan and wife, Cynthia Mulligan** and recorded **12/3/1998 in Book 11233 Page 328**, 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 10/12/12
By: Regina C Alexander
Print Name: Regina C. Alexander
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

On 10-12-12, before me William H. Dabney, personally appeared Regina C. Alexander, 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

William H Dabney
Notary Public's Signature

WILLIAM H. DABNEY
Notary Public, State of Texas
My Commission Expires
March 10, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $116,942.99.

10/12/12

Affiant Regina C. Alexander

Sworn to and subscribed before me this 12th day of October, 2012.

Notary Public

My commission expires:
3-10-13

WILLIAM H. DABNEY
Notary Public, State of Texas
My Commission Expires
March 10, 2013