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#:12-0081078

ADDRESSES NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP PARCEL NUMBER
(NAME)			(NAME)			149010B03600CO
The Secretary of Veteran Affairs			The Secretary of Veteran Affairs			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
1700 Clairmont Ave			1700 Clairmont Ave			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	
Decatur	GA	30033	Decatur	GA	30033	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the March 11, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated June 28, 2006, recorded on July 3, 2006, as Instrument No. 20060703-0079393, Register's Office for Davidson, Tennessee (the "Deed of Trust"), QUINCY L HARRIS, A MARRIED MAN, AND WIFE, SHENIKA A. HARRIS (collectively "Borrower"),conveyed to ROBERT M. WILSON, JR, ATTORNEY, 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 28, 2006, (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 ROBERT M. WILSON, JR, ATTORNEY, said appointment being set forth on October 15, 2012, as Instrument No. 20121015-0093978 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 December 27, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on December 3, 2012, December 10, 2012 and December 17, 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 February 11, 2013, at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On February 11, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the February 11, 2013, sale was postponed to March 11, 2013, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On March 11, 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. at the price of $105,756.00, 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 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 $105,756.00, 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(S) 301, AS SHOWN ON THE MAP ENTITLED PHASE III, PICCADILLY SQUARE, OF RECORD IN PLAT BOOK 6250, PAGE(S) 892-894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: **617 Cavendish Ct, Antioch, TN 37013**

THIS ENTITY IS TAX EXEMPT

PARCEL# 149010B03600CO

Borrower's source of title is that certain **Warranty Deed**, dated **6/28/2006**, given by **Thomas Anthony Harnishfeger** to **Quincy L. Harris and wife, Shoneka A. Harris** and recorded **7/3/2006 Instrument # 20060703-0079392**, 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-Rabboh 3/4/13
Print Name: Wendi Abed-Rabboh
Title: AVP

STATE OF ____TEXAS_____)
COUNTY OF ___TARRANT_____)

J. Flores

On MAR 14 2013, before me _____, personally appeared Wendi Abed Rabboh, 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 $105,756.00.

Wendi Abed-Rabboh 3/4/13
Affiant Wendi Abed-Rabboh

Sworn to and subscribed before me this 14th 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