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#:12-0052601

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Secretary of HUD	The Secretary of HUD	07112023200
(NAME) c/o Michaelson, Conner, and Boul	(NAME) c/o Michaelson, Conner, and Boul	
(STREET ADDRESS OR ROUTE NUMBER) 4400 Will Rogers Parkway, Ste 300	(STREET ADDRESS) 4400 Will Rogers Parkway, Ste 300	
(CITY) (STATE) (ZIP) Oklahoma City OK 73108	(CITY) (STATE) (ZIP) Oklahoma City OK 73108	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the December 31, 2012, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated March 12, 2008, recorded on August 19, 2008, as Instrument No. 20080819-0085250, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), NATALIE FRIERSON (collectively "Borrower"),conveyed to CORNERSTONE TITLE AND ESCROW, 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 March 12, 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., 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 CORNERSTONE TITLE AND ESCROW, said appointment being set forth on August 20, 2012, as Instrument No. 20120820-0074450 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 31, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Nashville, Tennessee, such advertisement appearing in said newspaper on December 10, 2012, December 17, 2012 and December 24, 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP at the price of $184,708.96, 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 Secretary of Housing and Urban Development.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $184,708.96, 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:

Being the northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Jones Avenue at the corner of Lots Nos. 158 and 159; thence with the line between said lots easterly 150 feet to an iron pin; thence northerly 58.5 feet to an iron pin in the southerly margin of Oneida Avenue; thence with the margin of the same, westerly 102.25 feet to a point and continuing with the margin of the same, westerly 22.5 feet to the beginning of a curve; thence around said curve, southwesterly 37.11 feet to the easterly margin of Jones Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Christian Properties, Inc. by deed from EquiCredit Corporation of America of record in Instrument 200601180006536 on 01/05/2006 and filed for record on 01/18/2006, Register's Office for said County.
Being the same property conveyed to Natalie Frierson, unmarried by deed from Christian Properties, Inc. of record in Instrument 200611070138284 on 10/31/2006 and filed for record on 11/07/2006, Register's Office for said County.

Property Address: **1509 JONES AVENUE, NASHVILLE TN 37207**

This Entity is Tax Exempt

PARCEL# **07112023200**

Borrower's source of title is that certain **Warranty Deed**, dated **10/31/2006**, given by **Christian Properties, Inc.** to **Natalie Frierson, as unmarried woman** and recorded **11/7/2006 Instrument # 20061107-0138284**, 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 1/14/13
Print Name: Wendi Abed-Rabbah
Title: AVP

STATE OF Texas)
COUNTY OF TARRANT)

On 1-16-2013, before me Elsie Kroussakis, personally appeared Wendi Abed-Rabbah, 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
Elsie Kroussakis
Notary Public's Signature

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

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $184,708.96.

Wendi Abed-Rabbah 1/14/13
Affiant Wendi Abed-Rabbah

Sworn to and subscribed before me this 16th day of January, 2013.
Elsie Kroussakis
Notary Public

My commission expires:
10-14-2015

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