FILE NO.: BAC-12-09052

BILL GARRETT, Davidson County
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20130621-0063936

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-12-09052

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09	07305010700
7105 Corporate Drive PTX-A-274 Plano, TX 75024	7105 Corporate Drive PTX-A-274 Plano, TX 75024	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated July 22, 2004 and recorded July 26, 2004, at **Instrument Number 20040726-0089197**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **CHRISTY BLANKENSHIP and DAMAN SULLIVAN** ("Borrower"), conveyed to DIXIE WITH ARNOLD M. WEISS, ATTORNEY, Trustee, 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 22, 2004, (the "Note"), which obligation is presently held and owned by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09**; 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, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of DIXIE WITH ARNOLD M. WEISS, ATTORNEY, said appointment being set forth in **Instrument Number 20130219-0016224** in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on June 6, 2013, at 10:00 AM at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, such advertisement appearing in said newspaper on May 9, 2013, May 16, 2013, May 23, 2013, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and 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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09 at the price of **One Hundred Five Thousand and 00/100 ($105,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Five Thousand and 00/100 ($105,000.00) to me in hand paid, 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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09 ("Grantee"), its successors and assigns, all of its 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 11TH, FORMERLY THE 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT 4 ON THE PLAN BOOK 2, PAGE 132 AND 133, CHANCERY COURT AT NASHVILLE, BEING LOT NO. 9 ON THE PLAN OF RIVERWOOD HEIGHTS SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN BOUNDARY LINE OF THE LAND FORMERLY OWNED BY MALONE AND WILLIAMS, S. 74 DEGREES 15 MINUTES E, 433.55 FEET EASETERLY FROM THE SOUTHWEST CORNER OF SAID MALONE TRACT AND A CORNER OF THE HIGHLAND VIEW SUBDIVISON, OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID CORNER BEING S, 89 DEGREES 24 MINUTES, E, 294.2 FEET EASTERLY FROM THE EASTERLY MARGIN OF RIVERWOOD CIRCLE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 8 ON SAID RIVERWOOD HEIGHTS PLAN; THENCE, WITH THE LINE BETWEEN SAID LOTS 8 AND 9, SOUTHWARDLY 180 FEET TO A POINT ON THE NORTHERLY MARGIN OF SHADOW LANE; THENCE WITH THE NORTHERLY MARGIN OF SAID SHADOW LANE, EASTWARDLY 75 FEET TO THE SOUTHWEST CORNER OF LOT NO. 10 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS 9 AND 10, NORTHWARDLY 180 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID MALONE AND WILLIAMS TRACT, WESTWARDLY 75 FEET TO THE BEGINNING.

Being the same property conveyed to CHRISTY BLANKENSHIP and DAMAN SULLIVAN, herein by Deed of record in Instrument Number 20040726-0089196, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2317 SHADOW LANE, NASHVILLE, TN 37216.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's 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.

FILE NO.: BAC-12-09052

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 this ___ day of JUN 14 2013, 20___.

Rubin Lublin TN, PLLC

Printed Name: LISA F. CAPLAN
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared , LISA F. CAPLAN, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin TN, PLLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in NORCROSS, GEORGIA, this ___ day of JUN 14 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed
before me this ___ day of JUN 14 2013, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014