FILE NO.: BAC-13-02385

Davidson County	DEEDTRS
Recvd: 10/29/13 10:31	4 pgs
Fees:23.00 Taxes:144.30	
20131029-0112204	

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-13-02385

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
BANK OF AMERICA, N.A.	**BANK OF AMERICA, N.A.**	**005700004501**
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 August 27, 2007 and recorded September 4, 2007, at **Instrument Number 20070904-0105820 (and modified in Instrument Number 20130516-0049177)**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **EDWARD BLACKWOOD** ("Borrower"), conveyed to ARNOLD M WEISS, 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 August 27, 2007, (the "Note"), which obligation is presently held and owned by **BANK OF AMERICA, N.A.**; 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 ARNOLD M WEISS, said appointment being set forth in **Instrument Number 20130506-0045258** 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 September 19, 2013, at 10:00 AM at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201, such advertisement appearing in said newspaper on August 15, 2013, August 22, 2013, August 29, 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 BANK OF AMERICA, N.A. at the price of **Thirty-Nine Thousand and 00/100 ($39,000.00)** 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 Thirty-Nine Thousand and 00/100 ($39,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto BANK OF AMERICA, N.A. ("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 13TH, FORMERLY 23RD, CIVIL DISTRICT OF DAVDISON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY EARL DRAKE, SURVEYOR, DATED MARCH 6, 1912, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF CATO ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C.B. WINFREY BY DEED OF RECORD IN BOOK 329, PAGE 718, REGISTER`S OFFICE FOR SAID COUNTY; THENCE NORTH 74 DEG. EAST 5.7 POLES TO A POINT; THENCE NORTH 31 DEG EAST 13 POLES TO A POINT IN DRAIN; THENCE NORTH 23 1/2 DEG. EAST 12 POLES TO A STONE IN DRAIN IN C.B. WINFREY`S LINE, 7 FEET SOUTH OF A POPLAR SAPLING STUMP; THENCE SOUTH 87 1/2 DEG. EAST WITH C.B. WINFREY`S SOUTH LINE 36 POLES TO A STAKE, HICKORY AND HACKBERRY POINTER, C.B. WINFREY`S CORNER IN MRS. BRITT NICHOLSON`S WEST LINE; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION 37 POLES, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF THE CATO GRAVEYARD; THENCE NORTH 37 3/4 DEG. WEST, 18.18 POLES TO A POINT; THENCE SOUTH 52 1/4 DEG. WEST ALONG THE NORTHERLY MARGIN OF SAID GRAVEYARD, 18.18 POLES TO THE CENTER OF CATO ROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID ROAD, 9.87 POLES TO THE POINT OF BEGINNING, CONTAINING 6 ACRES, MORE OR LESS.

Being the same property conveyed to EDWARD BLACKWOOD, herein by Deed of record in Instrument Number 20041005-0120043, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 4600 CATO RD, NASHVILLE, TN 37218.

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.

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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 OCT - 4 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 OCT - 4 2013, 20___.

Notary Public

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

My commission expires:

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Printed Name: LISA F. CAPLAN
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of OCT - 4 2013, 20___.

Notary Public

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

My commission expires:

True Copy Certification

I, LISA F. CAPLAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of GEORGIA

County of GWINNETT

LISA F. CAPLAN

Najur Bowser

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____ Notary' Seal (if on paper)

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