FILE NO.: BAC-09-31300

BILL GARRETT, Davidson County
Trans:T20130098298 DEEDTRS
Recvd: 11/19/13 12:15 3 pgs
Fees:18.00 Taxes:179.83
20131119-0119301

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-31300

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Cornerstone Investments Inc.	Cornerstone Investments Inc.	07206004800
718 Thompson Ln, Suite 108 Nashville, TN 37204	718 Thompson Ln, Suite 108 Nashville, TN 37204	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated November 14, 2005 and recorded December 1, 2005, at **Instrument Number 20051201-0144354**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **GABRIELLE D. BOOKER A/K/A GABRIELLE BOOKER** ("Borrower"), conveyed to ROBERT M WILSON JR, 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 November 14, 2005, (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 2005-16**; 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 ROBERT M WILSON JR, said appointment being set forth in **Instrument Number 20130328-0030454** 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 May 16, 2013, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on April 18, 2013, April 25, 2013, May 2, 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 announced to those assembled that the May 16, 2013 sale was postponed to June 20, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On June 20, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the June 20, 2013 sale was postponed to July 25, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On July 25, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the July 25, 2013 sale was postponed to September 5, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On September 5, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the September 5, 2013 sale was postponed to October 3, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On October 3, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the October 3, 2013 sale was postponed to October 31, 2013, at the same time and place, and notifications were made in accordance with T.C.A. § 35-5-101(f), if required. On October 31, 2013, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to Cornerstone Investments Inc. at the price of **Forty-Eight Thousand Six Hundred Two and 00/100 ($48,602.00)** 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 Forty-Eight Thousand Six Hundred Two and 00/100 ($48,602.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Cornerstone Investments Inc. ("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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, MAYNOR PLACE SUBDIVISION AS OF RECORD IN BOOK 843, PAGE 24, REGISTER`S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF MAYNOR DRIVE AND RUNS BACK 149.9 FEET ON THE WESTERLY LINE AND 151 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. DAVIS AND WIFE MARY NELL DAVIS BY WARRANTY DEED FROM JOHN T. BROWN AND WIFE, CAROLYN SUE BROWN IN BOOK 2863, PAGE 108, DATED 1/15/59, AND RECORDED 1/20/59 DAVIDSON COUNTY, TENNESSEE REGISTER`S OFFICE.

Being the same property conveyed to GABRIELLE BOOKER, herein by Deed of record in Instrument Number 20051201-0144353, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 902 1/2 MAYNOR AVE, 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.

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 NOV - 5 2013, 20___.

Rubin Lublin TN, PLLC

Printed Name: Glen D. Rubin
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared Glen D. Rubin, 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 NOV - 5 2013, 20___.

Notary Public

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

My commission expires:

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater for this transfer is $48,602.00.

Printed Name: Glen D. Rubin
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of NOV - 5 2013, 20___.

Notary Public

My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 48,602.00, Affiant
Subscribed and sworn before me this the
19th Day of Nov, 2013.
, Deputy Register