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 No.:09-0024280

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) BANK OF AMERICA, N.A.	(NAME) BANK OF AMERICA, N.A.	08314025200
(STREET ADDRESS OR ROUTE NUMBER) 400 National Way SV-35	(STREET ADDRESS) 400 National Way SV-35	
(CITY) (STATE) (ZIP) Simi Valley CA 93065	(CITY) (STATE) (ZIP) Simi Valley CA 93065	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the May 28, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated May 12, 2008, recorded on July 18, 2008, as Instrument No. 20080718-0073892, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), MARY FRANCES C. CRIM , UNMARRIED (collectively "Borrower"),conveyed to LANDAMERICA LAWYERS TITLE, 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 May 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., 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; and

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead LANDAMERICA LAWYERS TITLE, said appointment being set forth on January 26, 2012, as Instrument No. 20120126-0007288 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 DAVIDSON AM that the Property would be sold on January 11, 2013, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on December 21, 2012, December 28, 2012 and January 4, 2013, 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 April 11, 2013, at same time and place and notifications were made in

accordance with T.C.A. 35-5-101(f), if required. On April 11, 2013, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the April 11, 2013, sale was postponed to postponed to May 28, 2013 at same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f). On May 28, 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 $172,103.11, this being the highest, last and best bid.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $172,103.11, 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 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:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee described as follows: The northerly 54.5 feet of Lot 72 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, R.O.D.C. Tennessee.

Said Northerly part of Lot 72 fronts 54.5 feet on the easterly side of 17th street and runs back between parallel lines, with the southerly margin of Lillian Ave. 110 feet to an alley.

PARCEL NUMBER: 08314025200

Property Address: 311 SOUTH 17TH STREET, NASHVILLE, TN 37206

Borrower's source of title is that certain **QuitClaim Deed**, dated **04/29/2008**, given by **Mary Frances C. Crim, unmarried, individually and as to her Life Estate, (see Book 5783, Page 543 as to the life estate)** to **Mary Frances C. Crim** and recorded **7/18/2008 Instrument # 20080718-0073891**, 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: 11.19.13
Print Name: Ebony D. Wilson
Title: Assistant Vice President

Texas

State of: _____)
County of: Tarrant)

This instrument was acknowledged before me on NOV 19 2013 by Ebony D. Wilson, Assistant Vice President of RECONTRUST COMPANY, N.A., a national association on behalf of said national association.

Witness my hand and official seal.

_____
Notary Public's Signature

J. FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-28-17

STATE OF TEXAS
COUNTY OF TARRANT

I, Ebony D. Wilson, being duly sworn, states under oath as follows:
The actual consideration or value, whichever is greater, for this transfer is $172,103.11.

11.19.13
Affiant Ebony D. Wilson Assistant Vice President 11/19/13 Assistant Vice President

Sworn to and subscribed before me on this 19th day of Nov.
20 13, by Ebony D. Wilson, Assistant Vice President
of RECONTRUST COMPANY, N.A.

_____
Notary Public's Signature

J. FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-28-17

My commission expires:

10.28.17