FILE NO.: BAC-09-35263

BILL GARRETT, Davidson County
Trans:T20140066242 DEEDTRS
Recvd: 09/05/14 12:36 3 pgs
Fees:18.00 Taxes:637.50
20140905-0081501

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-09-35263

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 2002-BC3	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 2002-BC3	147-6-46.00
7105 Corporate Drive Plano, TX 75024	7105 Corporate Drive Plano, TX 75024	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated June 25, 2002 and recorded July 5, 2002, at **Instrument Number 20020705-0081064**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PEGGY A. CAMPBELL and THOMAS W. CAMPBELL** ("Borrower") conveyed to 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 June 25, 2002, (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 2002-BC3**; 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, ATTORNEY, said appointment being set forth in **Instrument Number 20130620-0063137** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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 bankruptcy records 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 August 28, 2014, at 10:00 AM at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, such advertisement appearing in said newspaper on July 24, 2014, July 31, 2014, August 7, 2014, 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, on August 28, 2014, the Substitute Trustee 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 2002-BC3** at the price of **One Hundred Seventy-Two Thousand Two Hundred Ninety-Seven and 45/100 ($172,297.45)** 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 Seventy-Two Thousand Two Hundred Ninety-Seven and 45/100 ($172,297.45) 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 2002-BC3** ("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 DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 56 FOR THE REVISED PLAN OF CALDWELL HALL SECTION I AS OF RECORD IN BOOK 2900, PAGE 59, REGISTER`S OFFICE FOR SAID COUNTY. SAID LOT NO. 56 BEGINS AT A POINT IN THE WESTERLY MARGIN OF SHADESCREST DRIVE BETWEEN LOTS NOS. 56 AND 55 THENCE NORTHWESTERLY 94 FEET WITH THE LINE BETWEEN SAID TWO LOTS TO A CONCRETE MONUMENT THE COMMON CORNER OF LOTS NO. 55 AND 111 THENCE WESTERLY WITH THE LINE BETWEEN LOTS NO. 111 AND 56, 45 FEET TO A POINT IN THE COMMON CORNER OF LOTS 56 AND 57, THENCE SOUTHERLY WITH THE LINE BETWEEN SAID TWO LOTS 150 FEET TO A POINT IN THE NORTHERLY MARGINS OF BLACKMAN ROAD THENCE WITH SAID MARGIN OF BLACKMAN ROAD EASTERLY 92.01 FEET TO A POINT THE BEGINNING OF A CURVE THENCE AROUND SAID CURVE NORTHERLY 39.27 FEET TO A POINT IN THE WESTERLY MARGIN OF SHADESCREST DRIVE THENCE WITH SAID MARGIN OF SHADESCREST DRIVE NORTHERLY 93.86 FEET TO THE POINT OF BEGINNING.

The source of title is recorded at Book 3911 Page 894, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 244 BLACKMAN ROAD, NASHVILLE, TN 37211.

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 any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; 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; 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; 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; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and 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 AUG 2 9 2014, 20___.

Rubin Lublin TN, PLLC

Printed Name: Heidi E. Billington
Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z. Marshall-Clarke, of the state and county aforesaid, personally appeared , Heidi E. Billington, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who 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 Peachtree Corners, GA, _____, this ___ day of AUG 2 9 2014, 20___.

Notary Public

My commission expires:

January 20, 2018

J Z MARSHALL CLARKE NOTARY PUBLIC EXPIRES GEORGIA JAN. 20, 2018 JACKSON COUNTY

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $172,297.45.

WITNESS my hand and seal at office in this ___ day of AUG 2 9 2014, 20___.

Printed Name: Heidi E. Billington
Title: Member, Rubin Lublin TN, PLLC

Sworn to and subscribed
before me this ___ day of AUG 2 9 2014, 20___.

Notary Public

My commission expires:

January 20, 2018

J Z MARSHALL CLARKE NOTARY PUBLIC EXPIRES GEORGIA JAN. 20, 2018 JACKSON COUNTY