PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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Davidson County DEEDTRS
Recvd: 11/10/14 13:43 3 pgs
Fees:18.00 Taxes:149.85
20141110-0103667

S&K:14-058325

a

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 17, 2001, recorded in Instrument No. 20020103-0001316, in the Register's Office of Davidson County, Tennessee, Arturo Hidalgo and wife, Maria Hidalgo conveyed to Serenity Title & Escrow Co., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20140606-0049149, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Ledger, such advertisement appearing in said newspaper on September 26, 2014, October 3, 2014, and October 10, 2014, by which advertisement the sale was appointed to be held on October 28, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2002-BC2, whose address is Bank of America, N.A., 400 National Way, Simi Valley, California 93065-6298, at and for the sum of $40,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2002-BC2 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2002-BC2, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davison County, Tennessee, being Lots No. 15 and 16 on Block A on the Map of Anderson's Subdivision, as of record in Book 974, pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said Lots no. 15 and 16 front together 50 feet on the southerly side of Old Hickory Boulevard and run back between lines 129.65 feet on the westerly line and 130.1 feet on the easterly line, to a dead line, measuring 50 feet more or less.

Being the same property conveyed to Arturo Hidalgo and wife, Maria Hidalgo deed of record in Instrument 200002080013035 said Register's Office.

Maria Hidalgo joins in this conveyance with the consent of the grantor spouse for the purpose of waiving homestead and/or marital rights which may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee or their assigns in enforcing any rights.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20020103-0001316, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20020103-0001316, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 200002080013035, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2002-BC2, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 30th day of October, 2014.

Shapiro & Kirsch, LLP

By: Budget Cole

Bridget Cole

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30th day of October, 2014, before me, a Notary Public, in and for said State and County, personally appeared Budget Cole, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

11-14-15
My commission expires:

Notary Public

DOROTHY A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $40,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Budget Cole
Affiant

Bridget Cole

Subscribed and sworn to before me on the date written above.

11-14-15
My commission expires:

Notary Public

DOROTHY A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

PROPERTY ADDRESS: 1114 East Old Hickory Boulevard, Madison, Tennessee 37115
SECONDARY PROPERTY ADDRESS: 1114 Old Hickory Boulevard, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2002-BC2
400 National Way
Simi Valley, California 93065-6298

S&K File #14-058325
Map & Parcel -043 15 0 159.00

I, Oscie Bonner, do hereby make oath that I am 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.

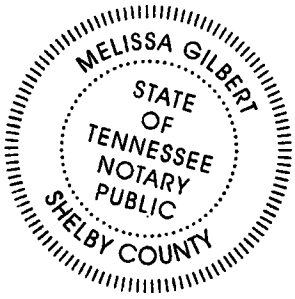
Signature

November 10, 2014
Date

State of Tennessee

County of Shelby

On this the 10th day of November, 2014, personally appeared before me, a notary public for this county and state, Oscie Bonner, 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
AUGUST 01, 2016

My Commission Expires:

S&K No. 14-058325