Prepared & Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd., TX2-979-02-10
Fort Worth, TX 76155

TS#:12-0033632

Davidson County DEEDTRS
Recvd: 01/22/15 13:29 4 pgs
Fees:22.00 Taxes:0.00
20150122-0006367

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Secretary of HUD	**The Secretary of HUD**	176010B03700CO
(NAME)	(NAME)	
c/o Michaelson, Conner & Boul	**c/o Michaelson, Conner & Boul**	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
4400 Will Rogers Pkwy, Ste 300	**4400 Will Rogers Pkwy, Ste 300**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Oklahoma City OK 73108	**Oklahoma City OK 73108**	

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this, the January 22, 2013, by RECONTRUST COMPANY, N.A., substitute trustee ("Substitute Trustee").

WHEREAS, by that certain Deed of Trust dated March 25, 2008, recorded on March 27, 2008, as Instrument No. 20080327-0030830, Register's Office for Davidson, Tennessee (the "Deed of Trust"), JOHNNIE W TINKER, AND FRANCISCA A TINKER, HUSBAND AND WIFE (collectively "Borrower"),conveyed to ROBERT M. WILSON, 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 March 25, 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.

WHEREAS, the undersigned, RECONTRUST COMPANY, N.A., was duly appointed as Substitute Trustee in the place and stead ROBERT M. WILSON, said appointment being set forth on May 14, 2012, as Instrument No. 20120514-0041401 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 CITY PAPER that the Property would be sold on July 24, 2012, at time 2:00 PM at the door of the Davidson County Courthouse, Tennessee, such advertisement appearing in said newspaper on July 2, 2012, July 9, 2012 and July 16, 2012, 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 August 23, 2012, at same time and place and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On August 23, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the August 23, 2012, sale was postponed to September 24, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On September 24, 2012,, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the September 24, 2012, sale was postponed to November 8, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On November 8, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the November 8, 2012, sale was postponed to December 10, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On December 10, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the December 10, 2012, sale was postponed

to December 20, 2012, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. . On December 20, 2012, at the same time and place, the Substitute Trustee appeared and announced to those assembled that the December 20, 2012, sale was postponed to January 22, 2013, at the same time and place, and notifications were made in accordance with T.C.A. 35-5-101(f), if required. On January 22, 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 $227,406.52, this being the highest, last and best bid.

WHEREAS, BANK OF AMERICA, N.A., as successful purchaser at said sale, transferred and assigned its bid to The Secretary of Housing and Urban Development.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, in consideration of the premises and the sum of $227,406.52, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Secretary of Housing and Urban Development ("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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 119 ON THE PLAN OF MAXWELL PLACE P.U.D. OF RECORD IN INSTRUMENT NO: 20050418-0042714, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: **4257 Maxwell Road, Antioch, TN 37013-1611**

THIS ENTITY IS TAX EXEMPT

PARCEL # 176010B03700CO

Borrower's source of title is that certain **Warranty Deed**, dated **03/25/2008**, given by **Beazer Homes Corp., a Tennessee Corporation** to **Johnnie W. Tinker and Francisca A. Tinker, husband and wife** and recorded **3/27/2008 Instrument # 20080327-0030829**, 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: Keri Harelson 1.25.13
Print Name: KERI HARELSON
Title: AVP

STATE OF TEXAS)
COUNTY OF TARRANT)

On JAN 2 5 2013, before me J. Flores, personally appeared Keri Harelson AVP Recontrust Company N.A., known to me (or proved to me on the oath of — or through —) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public's Signature

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

STATE OF TEXAS)
COUNTY OF TARRANT)

The actual consideration or value, whichever is greater, for this transfer is $227,406.52.

Keri Harelson 1.25.13
Affiant KERI HARELSON

Sworn to and subscribed before me this 25th day of Jan., 2013.

Notary Public

My commission expires:
10.28.13

J. FLORES
Notary Public, State of Texas
My Commission Expires
October 28, 2013

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES