BILL GARRETT, Davidson County
Trans:T20150005630 DEEDTRS
Recvd: 01/23/15 08:55 5 pgs
Fees:28.00 Taxes:144.67
20150123-0006575

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 2, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070308-0028978 ("Deed of Trust"), Eddie Rhines and Lisa Romeo conveyed to Arnold M. Weiss, as Trustee, in the amount of $80,000 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Countrywide Home Loans, Inc. the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, 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 2007-5, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201409110083260 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 11/7/2014, 11/14/2014, 11/21/2014, in Nashville Ledger, by which advertisement the sale was held on December 4, 2014, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20080515-0050026. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale 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 2007-5, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $39,100.00; and

WHEREAS, 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 2007-5 has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment 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 2007-5 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell 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 2007-5, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 128, Building "H", as shown on the map entitled Cedarwood Courtyard Homes, Phase Two, of record in Book 5200, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eddie Rhines, a married man, by deed from Ruth L. Hicks, of record as Instrument No. 20070308-0028977, dated March 5, 2007, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument Number 20070308-0028977 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said 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 2007-5, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 11th day of December, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11 day of December, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: 11/18/18

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

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STATE OF GEORGIA
COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 11th day of December 2014

Notary Public

My Commission Expires: 11/18/15

BEVERLY STROUD NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 18, 2018 DEKALB COUNTY, GA

File No. 1R323914
Property Address: 128 Cedarwood Ln, Madison, TN 37115
Tax Parcel ID No.: 043020A12800C0

Mail Tax Notices To and Property Owner:

Specialized Loan Servicing
8742 Lucent Blvd STE 300
Highlands Ranch, CO 80129
800-306-6059

PRIORITY TRUSTEE SERVICES OF TN, LLC
SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30329

PHONE: 770-234-9181
FAX: 770-234-9192

EXHIBIT A

September 25, 2014

VIA FED EX # 771276522217

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**

File No.:	**1R323914**
Loan No.:	**XXXXXX1486**
Borrower(s):	**Eddie Rhines and Lisa Romeo**
Property Address:	**128 Cedarwood Ln**
	Madison, TN 37115

Dear Sir(s) and/or Madam(s):

I am writing to advise you, in accordance with 26 U.S.C. 7425, that Specialized Loan Servicing has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 30, 2014. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the Davidson County records indicates that one federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20080515-0050026.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Eddie Ray Rhines (XXX-XX-3182)

The unpaid principal balance of the loan against the above-referenced property is approximately $78,143.27. Interest through the sale date is approximately $31,235.90. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Priority Trustee Services of TN, LLC

EXHIBIT A

Enclosures
cc: Specialized Loan Servicing

File No.: 1R323914

PRIORITY TRUSTEE SERVICES OF TN, LLC
SUBSTITUTE TRUSTEE
1587 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30329

PHONE: 770-234-9181
FAX: 770-234-9192

EXHIBIT B

September 25, 2014

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