PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Davidson County DEEDTRS
Recvd: 12/28/06 10:20 2 pgs
Fees:13.00 Taxes:235.88
20061228-0160062

Name: Michael D. Brown, and wife, Rebecca Brown
S&K#: 06-5632

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 8, 2004, recorded in Instrument number 20040310-0027413 in the Register's Office of Davidson County, Tennessee, Michael Brown and wife, Rebecca Brown, conveyed to Southern Title Services, LLC, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20061204-0148996, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on December 18, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 PM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2004-2, whose address is Saxon Mortgage Services, Inc., 4708 Mercantile Drive, Forth Worth, Texas 76137-3605 at and for the sum of $63,750.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2004-2, 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 Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2004-2, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1:

A lot in the 13th Civil District of Davidson County, Tennessee, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue, North, and running back between parallel lines 88 feet to an alley, and being south of and adjoining a lot of same size conveyed by James N. Anderson and wife, Missouri, to Tanner Bonner and wife, Sallie, by deed of record in Book 274, said Register's Office, reference to which is here made.

Tract 2:

A part of Lot Number 6 on the Old D. L. Lapsley plan of lots in the 13th Civil District of Davidson County, Tennessee, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue, North, and running back easterly between parallel lines and along the southerly margin of an alley (which lies 150 feet south of and runs parallel with Jackson Street, now Herman Street), 88 feet to a 10-foot alley.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040310-0027413 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 Instrument number 20040310-0027413 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20040310-0027412, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2004-2, 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 him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP
By: Denise Griffin, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a Notary Public, in and for said state and county, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged herself to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership by herself as an Authorized Agent.

WITNESS my hand and Official Seal this 18 day of December, 2006

NOTARY PUBLIC

CLAY SCHNADELBACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 29, 2010

My commission expires: 6/29/2010

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 $63,750.00 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 the date written above.

6/29/2010
My commission expires:

Notary Public

CLAY SCHNADELBACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 29, 2010

PROPERTY ADDRESS: 814 28th Avenue, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2004-2
4708 Mercantile Drive
Forth Worth, Texas 76137-3605

S & K #:06-5632
Map & Parcel – 092.06-0-418.00