Davidson County DEEDTRS
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Fees:13.00 Taxes:245.21
20070131-0012686

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Alfred Frazier, a single man
S&K#: 06-2507

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 2005, recorded in Instrument number 20050215-0017164 in the Register's Office of Davidson County, Tennessee, Alfred Frazier, a single man, conveyed to Serenity Title, 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 20061004-0123307, 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 January 3, 2007, 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 DLJ Mortgage Capital, Inc., whose address is Select Portfolio Servicing, 3815 South West Temple, Salt Lake City, Utah 84115 at and for the sum of $66,273.19, 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 DLJ Mortgage Capital, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise D. Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said DLJ Mortgage Capital, Inc., 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, to wit:

Lot Number 18 on the Plan of Pine Ridge Section Two, of record in Plat Book 6900, Page 484, said Register's Office for said County, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050215-0017164 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 20050215-0017164 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20050215-0017163, 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 DLJ Mortgage Capital, Inc., its successors and assigns, in fee simple forever, to whom the said Denise D. Griffin, 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 D. Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise D. Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 3 day of January, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise D. Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

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

6/29/2010
My commission expires:

Clay Schnadelbach
Notary Public

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 $66,273.19 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.

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

6/29/2010
My commission expires:

Clay Schnadelbach
Notary Public

PROPERTY ADDRESS: 202 Greenbranch Court, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DLJ Mortgage Capital, Inc.
3815 South West Temple
Salt Lake City, Utah 84115

S & K #:06-2507
Map & Parcel – 060.11 OA 018.00 CA