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

Davidson County DEEDTRS
Recvd: 11/30/07 10:04 5 pgs
Fees:28.00 Taxes:329.67
20071130-0138920

Name: Urbano Martinez,
S&K#: 07-20535

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 2003, recorded in Instrument number 20030224-0023749 corrected by Instrument No. 20041014-0124048 and reaffirmed at Instrument No. 20071002-0117204 in the Register's Office of Davidson County, Tennessee, Urbano Hernandez Martinez, a married man, conveyed to American Title Company, 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 Instrument Number 20071019-0124091, 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 November 26, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 U.S. Bank National Association, as Trustee in Successor in intereste to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27, whose address is America's Servicing Company, 3476 Stateview Blvd., MAC# X7801-013, Fort Mill, South Carolina 29715 at and for the sum of $89,100.00, 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 U.S. Bank National Association, as Trustee in Successor in intereste to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27, 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 U.S. Bank National Association, as Trustee in Successor in intereste to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27, 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:

Unit 1 and Unit 2 on the Master Deed of Whitsett Commons of record in Instrument No. 20021017-0127717, Davidson County Register's Office, and also being Lot Number 8 on the Plan of Whitsett Subdivison Re-Subdivision of Reserved Parcels "A" and "B", as of record in Plat Book 5190, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20030224-0023749 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 20030224-0023749 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20030224-0023748 and corrected by Scrivener's Affidavit at Instrument Number 20041014-0124048 and Agreed Order Invalidative Tax Sale at Instrument Number 20071002-0117206 and Instrument Number 20071002-0117207, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of said notice and letter of compliance.

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 U.S. Bank National Association, as Trustee in Successor in intereste to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27, 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 Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

Denise D. Griffin, An Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of NOV., 2007, before me, a Notary Public, in and for said State and County, personally appeared Denise D. Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch, L.L.P. 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE STATE OF TENNESSEE NOTARY PUBLIC Shelby County My Comm Exp 12-13-08

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 $89,100.00 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 the date written above.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE STATE OF TENNESSEE NOTARY PUBLIC Shelby County My Comm Exp 12-13-08

PROPERTY ADDRESS: 76 Whitsett Road, Nashville, TN 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee in Successor in intereste to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27
3476 Stateview Blvd.
MAC# X7801-013
Fort Mill, South Carolina 29715

S & K #:07-20535
Map & Parcel – 119 06 0A 002.00/119 06 0A 001.00

Gerald M. Shapiro
Admitted in Illinois
and Florida
Joe M. Kirsch
Admitted in Tennessee
Sharon N. Fewell
Admitted in Tennessee
and Arkansas
D. Denise Griffin
Admitted in Tennessee
and Arkansas



Shapiro and Kirsch, LLP

ATTORNEYS AT LAW

Ashley M. Jones
Admitted in Tennessee
and Arkansas
Renee G. Kammer
Admitted in Tennessee
Bonnie B. Culp
Admitted in Tennessee
Jeremy Lipford
Director of Operations

October 23, 2007

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 7160 3901 9845 2099 3282)

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

Attention: P. Jackson

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Urbano Hernandez Martinez, a married man to American Title Company, Trustee, dated January 31, 2003, recorded in the Register's Office of Davidson County, Tennessee, in Instrument number 20030224-0023749; has been requested by the noteholder, U.S. Bank National Association, as Trustee in Successor in interest to Bank One as Trustee for Credit Suisse First Boston MBS 2003-27, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Instrument No. 20070523-0061389, Instrument No. 20070523-0061399 and Instrument No. 20070523-0061400, in the Register's Office of Davidson County, Tennessee.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee to wit:

Unit 1 and Unit 2 on the Master Deed of Whitsett Commons of record in Instrument No. 20021017-0127717, Davidson County Register's Office, and also being Lot Number 8 on the Plan of Whitsett Subdivision Re-Subdivision of Reserved Parcels "A" and "B", as of record in Plat Book 5190, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **November 26, 2007 @** 10:00 AM; Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$71,897.35
Interest 12/1/06 to 11/26/07	$6,255.22
Late charges	$289.53
Attorney fees	$550.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$261.27
TOTAL	$79,435.37

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch

Enclosures
cc: America's Servicing Company

irs2.ltr
S & K #07-20535

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

November 19, 2007

Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, Tennessee 38119

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated October 23, 2007 regarding Urbano & Eudoxia Estrella Martinez, 76 Whitsett Road, Nashville, Tennessee 37210, TIN XXX-XX-8763. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette M. Claybrook

Gwannette M. Claybrook
Technical Services Group Manager

Enclosure