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 10:20 2 pgs
Fees:13.00 Taxes:281.07
20071130-0138921

Name: Delorse Askins,
S&K#: 07-13976

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 9, 2005, recorded in Instrument number 20050513-0054439 in the Register's Office of Davidson County, Tennessee, Delorse Askins, an unmarried woman, conveyed to Taylor Title & Escrow, 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 20071019-0124096, 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 10:00AM; 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 Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, NA 2005-HE4, whose address is Saxon Mortgage Services, Inc., 4708 Mercantile Drive, Fort Worth, Texas 76137-3605 at and for the sum of $75,965.93, 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 Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, NA 2005-HE4, 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 Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, NA 2005-HE4, 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:

An unnumbered Lot shown on the Plan of Humphreys Pierce's Addition to Northeast Nashville, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, being the Lot named "Dower" on plan of record in Plan Book 2, Page 94, Chancery Court at Nashville, described as follows:

Beginning in the westerly margin of Lischey Avenue or North 4th Street westerly 155 feet to a point on an alley 50 feet southerly from the southerly margin of Wilburn Street; thence with said alley southerly 50 feet to the corner of Dower Lot and the Homestead Lot of the widow of Humphrey Pierce, deceased; thence easterly with the line between said two lots 155 feet to the westerly margin of North 4th Street; thence with the westerly margin of North 4th Street northerly 51 1/2 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050513-0054439 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 20050513-0054439 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20050513-0054438, 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 Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, NA 2005-HE4, 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

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 $75,965.93 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

PROPERTY ADDRESS: 820 Lischey Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, NA 2005-HE4
4708 Mercantile Drive
Fort Worth, Texas 76137-3605

S & K #:07-13976
Map & Parcel – 082.07-120.00