THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

Davidson County DEEDTRS
Recvd: 12/17/07 10:25 4 pgs
Fees:23.00 Taxes:112.15
20071217-0144389

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Regina Madison, by Deed of Trust (the "Deed of Trust") dated October 13, 1998, of record in Book 11163, Page 492, Register's Office for Davidson County, Tennessee, conveyed to Gregory W. Gleason, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Approved Federal Savings Bank, as last transferred to U.S. Bank National Association, as trustee, on behalf of the holders of the CSFB Home Equity Pass-Through Certificates, Series 2005-AGE1 by assignment recorded in **Instrument Number 20071217-0144388, Davidson County, Tennessee records, and

**BY ASSIGNMENT RECORDED SIMULTANEOUSLY HEREWITH

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20070926-0114541, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean (newspaper) on October 26, 2007, November 2, 2007, and November 9, 2007; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th and Broadway at the front entrance to the Nashville Arena (formerly Gaylord Entertainment Center) in Nashville, Tennessee at 12:00 p.m. on November 29, 2007. And, Marvin Cook, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Thirty Thousand Three Hundred Twelve Dollars And No Cents Dollars ($30,312.00).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Our File # FC07-739
Loan # 7150113

Land in Davidson County, Tennessee being Lot No. 448 on the revised plan of Zone Lot Division Lot 44, Section Three, Chesapeake Homes of record in Book 6900, Page 154, Register's Office for said County.

Said Lot No. 44B fronts 48.12 feet on the northerly margin of Chesapeake Circle and extends back 104.29 feet on the westerly line and 113.83 feet on the easterly line to a broken line in the rear, measuring 37.85 feet thereon.

Being the same property conveyed to Regina M. Madison by deed from Jack F Kemp, Secretary of Housing & Urban Development, of record in Book 7961, Page 360 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3 day of December, 2007.

Mantenn, LLC

By: _____
Richard B. Maner

Title: Member

Our File # FC07-739
Loan # 7150113

ACKNOWLEDGMENT

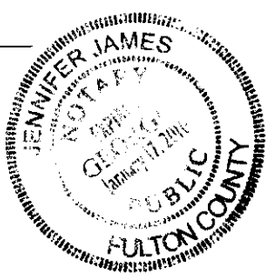
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 3rd day of December, 2007.

Jennifer James
Notary Public

My Commission expires:



Our File # FC07-739
Loan # 7150113

FORM FOR OATH

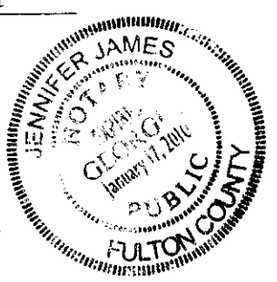
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $30,312.00.

Jananne Johnston
Affiant

Subscribed and sworn to before me this 3rd day of December, 2007.

Jennifer James
Notary Public

My commission expires:



PROPERTY ADDRESS:
3332 Chesapeake Circle
Nashville, TN 37207

ADDRESS NEW OWNER:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214

SEND TAX BILLS TO:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214

TAX I.D. NUMBER:
050.10-136.00

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