Davidson County DEEDTRS
Recvd: 02/25/08 08:56 2 pgs
Fees:13.00 Taxes:270.66
20080225-0017776

Tennessee
Map: #60/02/98.00

Chad Taylor
LITTON: #18870907

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 2006, and recorded in REGISTER'S INSTRUMENT: #20060731-0092442, in the Register's Office of Davidson County, Tennessee, Chad Taylor and wife, Jamie Taylor, conveyed to Infinity Title, LLC, Trustee(s), 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 REGISTER'S INSTRUMENT: #20080122-0006265, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on February 12, 2008, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; 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 sale U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY THREE THOUSAND ONE HUNDRED FIFTY DOLLARS AND 00/100; 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 FOR ABFC 2006-HE1 TRUST of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, 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:

BEING LOT: #68 ON THE PLAN OF PARKWOOD ESTATES, SECTION ONE, WHICH IS OF RECORD IN BOOK: #2900, PAGES: #119 AND #120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: SAID LOT: #68 FRONTS 90 FEET ON THE NORTHWESTERLY SIDE OF MEADOWSIDE LANE AND EXTENDS BACK 101.7 FEET ON THE NORTHEASTERLY LINE AND 129.2 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE MEASURING 53.7 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

CHAD TAYLOR AND WIFE, JAMIE TAYLOR, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20060731-0092441, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the 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 FOR ABFC 2006-HE1 TRUST, its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	284.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	72,303.50
	$73,150.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ELIZABETH A. CASH, Substitute Trustee, has on February 12, 2008 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 12, 2008 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

Sharon Hogan

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SHARON HOGAN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 12-9-09

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
3123 MEADOW SIDE LANE
NASHVILLE, TENNESSEE 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. BANK NATIONAL ASSOCIATION
C/O LITTON MORTGAGE SERVICING CENTER
4828 LOOP CENTRAL DRIVE
HOUSTON, TEXAS 77081-2226

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,150.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
February 12 20 08
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

SHARON HOGAN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 12-9-09