THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

Davidson County DEEDTRS
Recvd: 04/18/08 10:17 3 pgs
Fees:18.00 Taxes:366.30
20080418-0039400

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 1, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at instrument 200609080111624, ("Deed of Trust"), Linda M. Boyd conveyed to Castleman Title, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **LaSalle Bank National Association as Trustee for Ownit Mortgage Loan Asset Backed Certificates, Series 2006-7,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080305-0022006** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 02/29/08, 03/07/08, 03/14/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 27, 2008, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Robin Wheeler and Linda H Vaughn**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 72,801.00**; and

WHEREAS, **Robin Wheeler and Linda H Vaughn** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Robin Wheeler and Linda H Vaughn** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Robin Wheeler and Linda H Vaughn**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Heron Walk Section 3 Phase 1 of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda M. Boyd, unmarried, by deed from Florita Burrus, unmarried, and Individually and Florita Burrus as the only Heir of Roy Young, Deceased, of record in Instrument No. 20060908-0111623, Register's Office for Davidson County, Tennessee

The last recorded Warranty Deed was filed of record at Instrument No. 200609080111623 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **Robin Wheeler and Linda H Vaughn**, his/her/their successors and assigns, whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or

under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 27th day of March, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 27th day of March, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: April 12, 2008

Robin M Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 72,801.00, 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 THIS 27th DAY OF MARCH 2008.

Notary Public

My Commission Expires: April 12, 2008

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MSP No.: 416.0804051TN (Boyd)
Lender Loan No.: 17310434
Property Address: 1305 San Carlos Trail, Madison, TN 37115
Tax Parcel ID No.: 52-08-0-A;205.00

Robin M Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

Mail Tax Notices To and Property Owner:
Robin Wheeler and Linda H Vaughn
1129 Douglas Place
Gallatin, TN 37066

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,000.00, which the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Wheeler

Robin Wheeler, Affiant

Linda H. Vaughn

Linda H. Vaughn, Affiant

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robin Wheeler and Linda H. Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at the Hendersonville Office, this 17th day of April 2008.

Melissa D. Rogers

Melissa D. Rogers
Notary Public

My commission expires: 3/24/09

