Prepared by and Return to:
Laura Grifka/ccollymore 06/12/2008
McCurdy & Candler, L.L.C.
250 East Ponce DeLeon Avenue, Suite 600
Decatur, GA 30030

Davidson County DEEDTRS
Recvd: 06/24/08 10:32 3 pgs
Fees:18.00 Taxes:310.15
20080624-0064904

SUBSTITUTE TRUSTEE'S DEED

Washington Mutual Bank 156
File No. 08-09403 /Reba Muller

Tennessee, Davidson County

WHEREAS, by Deed of Trust dated December 15, 2005, and recorded in the Register's Office of Davidson County, Tennessee, on December 27, 2005 at Instrument No. 200512270154078, ("Deed of Trust"), Reba Muller conveyed to Southern Title, LLC of Brentwood, Trustee, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 200806110060353 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 5/23, 5/30, 6/6, in The Nashville Record - Davidson, by which advertisement the sale was held on June 12, 2008, in Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $83,823.35; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, its successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Laura A. Grifka, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, its successors and assigns, in fee simple forever, the following described property, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, its successors and assigns, forever, to whom the said, Laura A. Grifka, 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, Laura A. Grifka, has hereunto set her hand, on June 12, 2008.

Laura A. Grifka
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On June 12, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Laura Grifka, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 7/25/10

PATRICK A. TAGGART NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010

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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 $83,823.35, 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 June 12, 2008.

Notary Public

PATRICK A. TAGGART NOTARY PUBLIC GEORGIA EXPIRES JULY 25, 2010

Mail Tax Notices to and Property Owner:
Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, FL 32256

Map & Parcel No.: 12002010300
Property Address: 1317 Venus Drive
Nashville, TN 37217

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Stardust Acres Subdivision, of record in Book 1424, Page 92, Register's Office for said County.

Said Lot No. 41 fronts 60.0 feet on the southerly margin of Venus Drive and runs back between parallel lines 170 feet to a dead line, on which it measures 60 feet.

Arthur Miller is now deceased, having died on 02/28/02. Reba Muller and Arthur Muller were lawfully married when they acquired this property and remained married without intervening divorce or separation until the death of Arthur Muller, leaving Reba Muller as the surviving tenant by the entireties.

The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this conveyance.

Being the same property conveyed to Reba Muller and husband Arthur Muller from Arthur Muller by Quit Claim Deed dated 03/14/00 and recorded 01/15/03 in Instrument No. 20030115-006325 in the Register of Deeds Office for Davidson County, Tennessee.

**Rerecorded Quit Claim Deed recorded 01/15/03 in Instrument No. 20030115-0006325 changing the legal description.

This conveyance is subject to all restrictions, easements, setback lines, and other conditions shown of record in the Register of Deeds Office for Davidson County, Tennessee.