FILE NO.: 381.0705590TN\r
LOAN NO.: 0697433407\CONV

Davidson County DEEDTRS
Recvd: 08/21/08 11:04 2 pg
Fees:13.00 Taxes:373.70
20080821-0085974

THIS INSTRUMENT PREPARED
BY & RETURN TO:
**Nationwide Trustee Services, Inc.**
1587 N.E. Expressway
Atlanta, GA 30329

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060203-0014075, ("Deed of Trust")and as having been modified by an agreement recorded at Instrument No. 20070723008714l, aforesaid records, Tionna Womack and Reginald Womack conveyed to Wesley D. Turner, 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 at **Instrument No. 20080716-0072733** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 07/18/08, 07/25/08, 08/01/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 14, 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, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, 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 $101,000.00; and

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 **Nationwide Trustee Services, Inc.**, 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 real property situated in the County of Davidson, State of TN:

Property located at: 1149 Nashboro Boulevard, Davidson County, Nashville, TN 37217 AND: Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 149 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declarations of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws amended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units. Being the same property conveyed to Tionna Womack and husband, Reginald Womack on 1/31/06, by deed from Clubhouse Trails, A Joint Venture, filed for record on _____, in Instrument # 200602030014074, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200602030014074 in the Register's Office of Davidson County, TN.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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, **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 14th day of August, 2008.

**Nationwide Trustee Services, Inc.**
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of August, 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 corporation 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: 5.27.12

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA MAY 27 2012

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STATE OF GEORG A

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 $101,000.00, 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 14TH DAY OF AUGUST 2008.

Notary Public

My Commission Expires: 5.27.12

ASHLEY M. PENGELLY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES GEORGIA MAY 27 2012

**MSP No.: 381.0705590TN (Womack)**
**Lender Loan No. 0697433407**
**Property Address: 1149 Nashboro Boulevard, Nashville, TN 37217**
**Tax Parcel ID No.: 135 - 12 - 0D - 149.00 - CO**

Mail Tax Notices To and Property Owner:

Washington Mutual Bank, F.A.
19850 Plummer Street, Mail Stop N070206
Chatsworth, CA 91311