Davidson County DEEDTRS
Recvd: 09/25/08 08:27 2 pgs
Fees:13.00 Taxes:270.16
20080925-0097382

1220 STOCKELL, NASHVILLE, TN

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427
(31410921)

SUBSTITUTE TRUSTEE'S DEED

On the 12th day of October, 2006, **DANIEL SILVERMAN** executed a Deed of Trust to David W. Kious as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20061020-0130601** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20080623-0064190.**

The property is known as 1220 Stockell Street, Nashville, TN 37207 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Tennessean newspaper, which is a daily newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on June 6, June 13 and June 20, 2008. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Tuesday, July 1, 2008 at 11:30 a.m. At which time the sale was adjourned to Monday, July 28, 2008 at 11:30 a.m. and at the place mentioned in the advertisement which was at the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (entrance building at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **U. S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1** for the sum of **$73,015.00**, which was the highest and best valid bid offered, and the purchaser, **U. S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **U. S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of The Benedict Land Company's First Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property described by deed of record as Instrument No. 20061020-0130600 in the Register's Office for Davidson County, TN.

Parcel No. 07115035800

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 28th day of July, 2008.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of July, 2008, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$73,015.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of July, 2008.

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 1220 Stockell Street Nashville, TN 37207	GRANTEE & Send Tax Notice to: U. S. Bank National Association as Trustee % American Home Mortgage Servicing, Inc. 4600 Regent Boulevard #200 Irving, TX 75063	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427