Davidson County DEEDTRS
Recvd: 10/09/08 09:15 3 pgs
Fees:18.00 Taxes:158.71
20081009-0102334

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1 101 Barclay St., Floor 4 West, New York, NY 10286	The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1 101 Barclay St., Floor 4 West, New York, NY 10286	150-07-0-472

WHEREAS, by Deed of Trust dated July 17, 2007, and recorded in Instrument No. 20070724-0087885, Register's Office for Davidson County, Tennessee, Teresa Dawn Mitchell, unmarried, conveyed to Ernest B. Williams, IV, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20080708-0070071, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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, the property contained no State Tax Lien(s) in Instrument No. n/a. The property contained no Federal Tax Lien(s) in Instrument No. n/a. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on September 19, 2008 at the front door of the Davidson County Courthouse, in 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1 was the highest and best bidder became the purchaser of said property at and for the sum of forty-two thousand, eight-hundred, ninety-four dollars, and no cents ($42,894.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, does hereby grant, bargain, sell and convey to the said The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Property being known as 3316 Oak Tree Court, Antioch, TN 37013 and being described as follows:

BEING Lot No. 54-B, Zone Lot Divison of Lakeshore Woods, Section 2, of record in Plat Book 6250, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Petrucelli and wife, Catherine Petrucelli by deed from CDT Properties, LTD, of record in Book 6571, Page 248, Register's Office for Davidson County, Tennessee.
This conveyence is subject to any and all existing easements of record.

Subject to restrictions of record in book 6063, Page 351, Book 6112, Page 546 and in Book 6230, Page 385, said Register's Office.

Being the same property conveyed to Mary Elaine Bowers by Warranty Deed From James Petrucelli dated 6/20/1994 and recorded on 6/22/1994 of record in Book 9385, Page 478 said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa Dawn Mitchell by deed dated 7/16/07, from Mary Elaine Bowers, filed for record on 7/24/07, in Instrument No. 20070724-0087884, Register's Office for Davidson County, Tennessee.

Parcel ID No.:150-07-0-472

More commonly known as: 3316 Oak Trees Court, Antioch, TN 37013

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

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 Grantee in fee simple forever, to whom the said Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 1st day of October, 2008.

Trustee Management Company

Bryan Cardwell
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 1st day of October, 2008, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Cardwell, Vice-President** for **Trustee Management Company**, 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 in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

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

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

STATE OF Kansas
COUNTY OF Johnson

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009

The actual consideration or value of the property is $42,894.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 1st day of October, 2008.

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009