FILE NO.: 802.0813037TN\P
LOAN NO.: 0698529468\CONV

Davidson County DEEDTRS
Recvd: 10/22/08 11:54 2 pgs
Fees:13.00 Taxes:318.20
20081022-0105830

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 September 18, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument Number 200609200116348, ("Deed of Trust")Troy L. Richeal and Cynthia D. Richeal conveyed to Reality Title and Escrow Company, 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, **Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 20080918-0095372** 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 09/19/08, 09/26/08, 10/03/08, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 16, 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 Co as trustee for Long Beach Mortgage Loan Trust 2006-11**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,000.00; 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 Co as trustee for Long Beach Mortgage Loan Trust 2006-11 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 Co as trustee for Long Beach Mortgage Loan Trust 2006-11**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, within the City Limits of Goodlettsville, Tennessee, being the Northerly part of Lot No.40 of the unrecorded Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows: Beginning at an iron pin in the South line of Moncrief Avenue, this point being 487.8 feet Westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet; thence leaving the road S 21 degrees 13 minutes West for a distance of 381.50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the Westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the Southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a Westerly direction a distance of 106.23 feet to the point of beginning. Being the same property conveyed to Troy L. Richeal, married, by deed from Betsy M. Peterson, dated 06-09-06m. recorded 06-30-06, of record in Instrument No. 200606300078711, Register's Office for Davidson County, Tennessee. Troy L. Richeal being one and the same person as Troy L. Richael. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The last recorded Warranty Deed was filed of record at Instrument Number 200606300078711 in the Register's Office of Davidson County, TN.

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 Co as trustee for Long Beach Mortgage Loan Trust 2006-11**, 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.

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IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 16th day of October, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 16th day of October, 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.

Ashley M Pengelly

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 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 $86,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16TH DAY OF OCTOBER 2008.

Ashley M Pengelly

Notary Public

My Commission Expires: 5.27.12

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

MSP No.: 802.0813037TN (Richeal)
Lender Loan No.: 0698529468
Property Address: 545 A & B Moncrief Avenue, Goodlettsville, TN 37072
Tax Parcel ID No.: 018 - 15 - 0 - 020.00

Mail Tax Notices To and Property Owner:

Washington Mutual Bank (FNFS)
1270 Northland Drive
Mendota Heights, MN 55120