RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles Osborne and Doris J. Osborne

GRANTEE(s)
U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/05/08 14:31 2 pgs
Fees:13.00 Taxes:447.42
20081205-0118056

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 23, 2007 and recorded March 5, 2007, as Instrument No. 20070306-0027365 in the Register's Office of Davidson County, Tennessee, Charles Osborne and Doris J. Osborne conveyed to First Title Corp., as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for BNC Mortgage, Inc, A Delaware Corporation and BNC Mortgage, Inc, A Delaware Corporation's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **GREG IVESTER** as Co-Trustee by instrument of record recorded on November 14, 2008 as Instrument No. 20081114-0112604 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on November 26, 2008 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder **for cash, at which time the said property was struck off and sold to U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, at and for the sum of $120,923.08, that being the highest and best bid offered; and**

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot .
>
> Being the same property conveyed to Doris J. Osborne by Quit Claim Deed from Doris J. Calhoun, unmarried, of record in instrument No. 20050222-0019320, Register's Office for Davidson County, Tennessee. See also Deed of record in Book 9647, page 610.
>
> Commonly known as: 1720 Hanover Road, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 0721200-2700

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 26 day of Nov, 2008.

Greg Ivester, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Nov, 2008.

Notary Public

My Commission Expires:

DONALD M. KEELING
MY COMMISSION # 12368447
EXPIRES: October 23, 2018
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,923.08, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Greg Ivester
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 26 day of Nov, 2008.

Notary Public

My Commission Expires:

DONALD M. KEELING
MY COMMISSION # 12368447
EXPIRES: October 23, 2018
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2
10790 Rancho Bernardo Road
San Diego, CA 92127