PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Davidson County DEEDTRS
Recvd: 12/29/08 16:17 2 pgs
Fees:13.00 Taxes:310.54
20081229-0123147

Name: Birdie Anderson
S&K#: 08-005184

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 7, 2007, recorded in Instrument number 20070514-0057693 in the Register's Office of Davidson County, Tennessee, Birdie Anderson, conveyed to Arnold M. Weiss, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20081212-0119757, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions 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 in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on December 15, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 at which time the said property was struck off and sold to HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $83,929.75, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

TRACT 1:

A tract of land described according to a copy of a survey thereof made by J. Ralph Roberson, Jr., on July 23, 1987, as follows:

BEGINNING at an iron pin in the westerly margin of Powell Lane near its south terminus at the southeast corner of the land conveyed, said land conveyed to Jeanette Marie Harris by Quitclaim Deed from Jeanette Marie Harris and William James Harris, Jr., dated 07/12/05, and filed for record on 07/12/05, in Instrument Number 20050713-0080993, said Register's Office for Davidson County, Tennessee; thence with Resha's east line South 13 degrees 30 minutes West 90 feet to an iron pin in a fence line; thence along said fence South 88 degrees East 212 feet to an iron pin at the corner of an old stone wall fence, being the southwest corner of the tract conveyed to Ada Mae Harris by deed in Book 7224, Page 395, said Register's Office; thence along Powell's west line along said stone wall North 17 degrees West 13.8 feet to the point of beginning.

TRACT 2:

A tract of land in described according to a copy of a survey thereof made by J. Ralph Roberson, Jr., on July 23, 1987, as follows:

BEGINNING at an iron pin in the westerly margin of Powell Lane near its south terminus at the southeast corner of the land conveyed, said land conveyed to Jeanette Marie Harris by Quit Claim Deed from Jeanette Marie Harris and William James Harris, Jr., dated 07/12/05, and filed for record 07/12/05, in Instrument Number 20050713-0080993, said Register's Office for Davidson County, Tennessee; thence with Resha's east line South 13 degrees 30 minutes West 91 feet to an iron pin in a fence line; thence along said fence South 88 degrees East 196 feet to an iron pin at the corner of an old stone wall fence, being the southwest corner of the tract conveyed to Ada Mae Harris by deed in Book 7224, Page 395, said Register Office; thence along Powell's west line along said stone wall North5 degrees 45 minutes East 125 feet to an iron pin in the margin of Powell Lane.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070514-0057693 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20070514-0057693 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20070514-0057692, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of Dec, 2008, before me, a Notary Public, in and for said State and County, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

6/15/2010
My commission expires:

Notary Public

SHAUNA D. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/15/2010

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $83,929.75.

Affiant

Subscribed and sworn to before me on the date written above.

6/15/2010
My commission expires:

Notary Public

SHAUNA D. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/15/2010

PROPERTY ADDRESS: 2215 Kirk Avenue, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3
12650 Ingenuity Drive
Orlando, Florida 32826

S & K #:08-005184
Map & Parcel – 07009013800