FILE NO.: 5002.0816638TN\ALG
LOAN NO.: 2000245093\CONV

Davidson County DEEDTRS
Recvd: 02/25/09 13:51 2 pgs
Fees:13.00 Taxes:251.60
20090225-0016653

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 29, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200610040122975, ("Deed of Trust")Shemeika S. Roland and Jonath Samuels conveyed to Advantage Title and Escrow, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090112-0002730** 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 December 26, 2008 January 2 and January 9, 2009, in The Nashville Record, by which advertisement the sale was held on January 22, 2009, at the Davidson County Courthouse in City of Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20061020, Page 0130704. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

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 Company, as Trustee for Saxon Asset Securities Trust 2007-3**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $68,000.00; 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 Company, as Trustee for Saxon Asset Securities Trust 2007-3 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 Company, as Trustee for Saxon Asset Securities Trust 2007-3**, 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, being parts of Lots Nos. 13 and 15, of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land, as of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee and being further described as follows: Beginning at a stake in the Easterly margin of the New Buena Vista Highway, 100 feet Southerly from the Southerly margin of Stokers Lane; thence North 77 degrees, 40 minutes East 250 feet; thence in a Southerly direction 50 feet to the Northeast corner of the property conveyed to Lloyd Eugene Cantrell and wife, by deed from M. H. Webb and wife, of record in Book 3617, Page 278, said Register's Office; thence with Cantrell's Northerly lines, Southwesterly 250 feet to the Easterly margin of said highway, thence with said Highway North 23 degrees East 50 feet to the beginning. Being the same property conveyed to Shemeika S. Roland and husband, Jonath Samuels, by deed of record in Instrument No. 200610040122974, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20061004-0122974 in the Register's Office of Davidson County, TN.

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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 Company, as Trustee for Saxon Asset Securities Trust 2007-3**, 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.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 22nd day of January, 2009.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 22nd day of January, 2009, 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.

Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

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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 $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22ND DAY OF JANUARY 2009.

Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

MSP No.: 5002.0816638TN (Roland)
Lender Loan No.: 2000245093
Property Address: 2848 Buena Vista Pike, Nashville, TN 37218
Tax Parcel ID No.: 70.02-52.00

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Drive
Fort Worth, TX 76137