RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James H. Carver a/k/a James Carver and Judy A. Carver

GRANTEE(s)
U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7

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: 02/27/09 08:40 7 pgs
Fees:38.00 Taxes:132.28
20090227-0017148

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 17, 1997 and recorded November 21, 1997, at Book 10692, Page 887 in the Register's Office of Davidson County, Tennessee, James H. Carver a/k/a James Carver and Judy A. Carver conveyed to James A. Crislip, as Trustee for Nations Trust Mortgage Corporation, 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 **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on January 30, 2009 as Instrument No. 20090130-0007938 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 February 11, 2009 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 the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7, at and for the sum of $35,750.00, 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 the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 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 the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 13th Civil District of Davidson County, Tennessee, being known as the Northwest part of Troppaid Lands shown on a copy of survey therefore made by Eric Drake, County Surveyor, in September, 1932, as follows:
> Beginning at a point in the center lines of the East Stewart LN., thence Southwest corner of the tract of 2.71 acres conveyed to Livy A. White and wife, Louise L. White by deed from R.W. Cundall and wife, of record in Book 929, Page 95, Register's Office for said County, said point likewise being in the North line of a tract of 2.32 acres, more or less, conveyed to W.G Cundall by deed from R.W. Cundall and wife, of record in Book 1151 page 299, said Register's Office; thence supposedly along the center line of said East Stewart LN., South 64-1/2 deg. West to said W.G. Cundall's Northwest corner in the East line of Godrich Lands being in the West line of said tract of 13.97 acres; thence North 63-1/2 deg. West 127 feet, more or less, to a point in the centerline of an old road, being Robert Cato's East line; thence with the center line of said road, North 1 deg. East 221 feet to a point, which is 24 feet South of a Cedar Tree in the center line of said old road at the Southwest corner of the colored Church lot shown on said survey, said point being in the West line of the land conveyed to Livy A. White above mentioned; thence with the White's line, South 54-1/2 deg. East along an old fence 190 feet to a twin mock-orange tree with

White's line, South 51-1/2 deg. East 127 feet to the point of beginning.
Being the same property conveyed to James Carver and wife, Judy Carver by Installment Deed from Hilda Cundall, a widow of record in Book 9012 Page 936 Register's Office for Davidson County.

Commonly known as: 1613 East Stewart Lane, Nashville, Tennessee 37218.

Tax Parcel No.: 069 15 0 021.00

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 the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20 day of Feb, 09.

Maria Neumann, 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, Maria Neumann, 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 20 day of Feb, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

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 $35,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Neumann
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, Maria Neumann, 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 20 day of Feb, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7
4828 Loop Central Drive
Houston, TX 77081

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Maria Neumann, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated November 17, 1997, recorded November 21, 1997, at Book 10692, Page 887 in the Register's Office of Davidson County, Tennessee, executed by James H. Carver a/k/a James Carver and Judy A. Carver in favor of Nations Trust Mortgage Corporation to secure the payment of a deed of trust note to Nations Trust Mortgage Corporation.

2. U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 16 day of Feb, 09.

Maria Neumann
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Neumann, 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 16 day of April, 09.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

DServiceMembersAffidavitTN_chood_090211_1549

https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center NOV-13-2008 14:10:58

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
COLONNELI	ANTHONY	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director

Done Internet

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Texas

COUNTY OF Harris

RE: 1613 East Stewart Lane
Nashville, Tennessee 37218
Debtor(s): James H. Carver a/k/a James Carver and Judy A. Carver

BEFORE ME, the undersigned authority, on this day personally appeared Denise Bailey, who after being duly sworn, deposed and stated:

1. I am an officer of Litton Loan Servicing LP, servicing agent for U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 and held the position of Asst. Secretary with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated November 17, 1997, recorded November 21, 1997, at Book 10692, Page 887 in the real property records of Davidson County, Tennessee, executed by James H. Carver a/k/a James Carver and Judy A. Carver in favor of Nations Trust Mortgage Corporation to secure the payment of a deed of trust note to Nations Trust Mortgage Corporation.

3. Litton Loan Servicing LP, servicing agent for U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof.

2/11

5. Foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 23 day of January, 2009.

Affiant

Denise Bailey
Assistant Secretary ~~Litton Loan Servicing LP~~
~~Attorney In Fact~~
Title

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Denise Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the vice president (or other such officer authorized to execute the instrument) of Litton Loan Servicing LP, servicing agent for U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB7, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Houston, Tx this 23 day of January, 2009.

Monica Hardaway
Notary Public

My Commission Expires: 3/19/2011

MONICA HARDAWAY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/19/2011

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388