RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Felix K. Simon and Yves Marie Simon

GRANTEE(s)
US Bank National Association, as Trustee for BSABS 2005-AC3

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: 03/09/09 09:09 4 pgs
Fees:23.00 Taxes:316.84
20090309-0020484

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 11, 2005 and recorded March 15, 2005, as Instrument No. 20050315-0028573 in the Register's Office of Davidson County, Tennessee, Felix K. Simon and Yves Marie Simon conveyed to Mary Frances Rudy, as Trustee for Mortgage Electronic Registration Systems Inc. as seperate corporation acting soley as a nominee for Southeastern Financial Inc. and Southeastern Financial Inc.'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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 26, 2009 as Instrument No. 20090126-0006257 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 18, 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 US Bank National Association, as Trustee for BSABS 2005-AC3, at and for the sum of $85,631.74, 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 US Bank National Association, as Trustee for BSABS 2005-AC3 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 US Bank National Association, as Trustee for BSABS 2005-AC3, 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. 155 ON THE PLAN OF HAYWOOD HILLS, SECTION III, AS OF RECORD IN BOOK 4460 , PAGE 164 AND 165, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 155 FRONTS 36.65 FEET ALONG THE EASTERLY MARGIN OF TUSCARORA COURT, AS MEASURED ALONG A CURVE, AND EXTENDS 131.55 FEET ON THE SOUTHERLY LINE AND 122.22 FEET ON THE NORTHERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 128.0 FEET. BEING THE SAME PROPERTY CONVEYED TO BENSON O. OSAITILE AND WIFE, EDITH N. OSAITILE BY WARRANTY DEED FROM HENRY WAYDE SMELSER AND WIFE, CYNTHIA ANN SMELSER, RECORDED THE 26TH DAY OF AUGUST, 1994 IN DEED BOOK 9447, PAGE 159, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HEREWITH IN BOOK _____, PAGE _____, OR INSTRUMENT #20050315-0028572, REGISTER'S OFFICE FOR SAID COUNTY.

Commonly known as: 612 Tuscarora Court, Antioch, Tennessee 37013.

Tax Parcel No.: 16203029900

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 US Bank National Association, as Trustee for BSABS 2005-AC3, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of Feb., 2009.

Matthew Smith, 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, Matthew Smith, 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 19 day of Feb, 09.

Notary Public

My Commission Expires: [illegible]

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 $85,631.74, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Smith
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, Matthew Smith, 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 19 day of Feb, 09.

Notary Public

My Commission Expires: [illegible]

My Commission Expires [illegible] 2014

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for BSABS 2005-AC3
3476 Stateview
Fort Mill, SC 29715

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF _____South Carolina____

COUNTY OF _____York____

RE: 612 Tuscarora Court
Antioch, Tennessee 37013
Debtor(s): Felix K. Simon and Yves Marie Simon

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

1. I am an employee of Wells Fargo Bank N.A., as attorney in fact for US Bank National Association, as Trustee for BSABS 2005-AC3 and held the position of _____Vice President of Loan Documentation_____ 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 March 11, 2005, recorded March 15, 2005, as Instrument No. 20050315-0028573 in the real property records of Davidson County, Tennessee, executed by Felix K. Simon and Yves Marie Simon in favor of Mortgage Electronic Registration Systems Inc. as seperate corporation acting soley as a nominee for Southeastern Financial Inc. and Southeastern Financial Inc.'s Successors and Assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems Inc. as seperate corporation acting soley as a nominee for Southeastern Financial Inc. and Southeastern Financial Inc.'s Successors and Assigns.

3. US Bank National Association, as Trustee for BSABS 2005-AC3 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.

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 __19th___ day of ____January____, __2009_____.

Kevin Marks

Vice President of Loan Documentation
Title

ACKNOWLEDGMENT

STATE OF _____South Carolina____

COUNTY OF _____York_____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____Kevin Marks_____, 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 president (or other such officer authorized to execute the instrument) of Wells Fargo Bank N.A., as attorney in fact for US Bank National Association, as Trustee for BSABS 2005-AC3, 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 ____Fort Mill, SC___ this ___19th___ day of ____January____, ___2009____.

Notary Public

My Commission Expires: _____

RETURN TO:

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

OFFICIAL SEAL
Notary Public
State of South Carolina
WENDY ALBERTSON AL-HAMMADI
My Commission Expires March 10, 2018