FILE NO.: 416.0901180TN\rk

BILL GARRETT, Davidson County
T20090017648 DEEDTRS
Recvd: 03/17/09 09:11 2 pgs
Fees:13.00 Taxes:365.56
20090317-0023729

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 April 10, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200604190044605, ("Deed of Trust")Dena Thelma Hodges conveyed to Lawrence Vogan, 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C; and

WHEREAS, **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090206-0010359** 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 01/30/09, 02/06/09, 02/13/09, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 12, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Book 8706, Page 715; Book 8518, Page 398. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $98,800.00; 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 The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C 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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Lands of N. O. Love, deceased, of record in Minute Book 7, Page 176, in the Office of the County Court Clerk and being described according to a survey thereof by T. R. Sanford, surveyor, July 18, 1963, as follows: Beginning at a point in the Southeasterly margin of Coreland Drive as presently located at the Southerly corner of the tract that was conveyed to Melvin L. Arnold and wife, Helen S. Arnold by deed from W A Core Jr., et al, of record in Book 3162, Page 465, register's office for said county; thence along Arnold's line, South 57 degrees 20 minutes E, 75.11 feet to a point; thence South 15 degrees 28 minutes W, 152.1 feet to an iron pin at the Southwest corner of said Arnold Tract; thence North 74 degrees 26 minutes 30 seconds W, 113.61 feet to a corner of tract that was conveyed to Lewis A. Will et al, by deed from Elliott Chadwell Core and wife, of record in Book 2908, Page 473, register's office for said county; thence along Winn's East line North 15 degrees 28 minutes E, 169.17 feet to the Southerly margin of Coreland Drive; thence with the margin of the same, South 74 degrees 32 minutes E, 14.28 feet to a point at the beginning of a curve; thence around said curve in a Northeasterly direction 28.41 feet to the point of beginning. Being the same property to Ira L. Hodges and wife Dena Thelma Hodges by deed from James Rickey Turner and wife Linda P. Turner dated 11/14/90 and recorded 11/15/90 in Book 8238, Page 231, register's office for said county. The said Ira L. Hodges now being deceased. 1328 Coreland Dr., Nashville, Tn 37115

The last recorded Warranty Deed was filed of record at Instrument 200604170043415 in the Register's Office of Davidson County, TN.

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 **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C**, 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 12th day of March, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 12th day of March, 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.

Ronald Key

Notary Public

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 $98,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12TH DAY OF MARCH, 2009.

Ronald Key

Notary Public

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

My Commission Expires: 11-28-2010

File No.: 416.0901180TN (Hodges)
Property Address: 1328 Coreland Drive, Madison, TN 37115
Tax Parcel ID No.: 051.12-058.00

Mail Tax Notices To and Property Owner:

Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 770812226