PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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BILL GARRETT, Davidson County
Trans:T20090019715 DEEDTRS
Recvd: 03/25/09 10:31 2 pgs
Fees:13.00 Taxes:516.15
20090325-0026901

Name: Paul R. Stephens
S&K#: 09-012139

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 2006, recorded in Instrument number 20070117-0006570 in the Register's Office of Davidson County, Tennessee, Paul R. Stephens, unmarried, conveyed to Robert W. Wilson, 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 20090219-0014276, 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 March 17, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $139,500.00, 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 Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, 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 Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee to wit:

Lot Number 26 on the Plan of Oakland Acres, Section III, of record in Book 2133, Page 34, Register's Office of Davidson County, Tennessee being more particularly described as follows:

Said Lot Number 26 fronts 128 feet on the easterly margin of Graycroft Avenue, now South Graycroft Avenue, and extends back 325.6 feet on the northerly line and 234.5 feet on the southerly line to a line in the rear measuring 197.8 feet thereon.

Included but Excluded:

Land in Davidson County, Tennessee, being a part of Lot Number 26 on the Plan of Oakland Acres, Section III, of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Right-of-Way: Beginning at a point on the southeast corner of Parcel 5 of Map 51-10 and lying approximately 25.0 feet East of existing centerline of South Graycroft Avenue; thence Northeaserly with a curve to the left of radius 755.13 feet along existing right-of-way line of South Graycroft Avenue for a distance to a point, thence southwesterly with a curve to the right of radius 760.13 feet along proposed right-of-way line for a distance of 128.86 feet to a point, thence North 53 degrees 22 minutes 22 seconds West for a distance of 5.12 feet to the point of beginning and containing therein an area of 650 (plus or minus) square feet.

Temporary Easement for Slope Purpose: Being an 8 foot wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1032

(plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070117-0006570 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 20070117-0006570 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6999, Page 573, 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 Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, 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.

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17 day of March, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent 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.

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY Commission Expires 02/01/2012

2-1-2012
My commission expires:

Travis Scaggs
Notary Public

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 $139,500.00.

Affiant

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

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY Commission Expires 02/01/2012

2-1-2012
My commission expires:

Travis Scaggs
Notary Public

PROPERTY ADDRESS: **1211 South Graycroft Avenue, Madison, TN 37115**

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI
12650 Ingenuity Drive
Orlando, Florida 32826

S & K #:09-012139
Map & Parcel – 05110000500