BILL GARRETT, Davidson County
Trans:T20090022144 DEEDTRS
Recvd: 04/03/09 09:45 2 pgs
Fees:13.00 Taxes:337.26
20090403-0030184

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Olden M. Smith
S&K#: 08-008162

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 2006, recorded in Instrument number 20061207—0151468 in the Register's Office of Davidson County, Tennessee, Olden M. Smith, an unmarried man, conveyed to Rudy Title and Escrow, 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 20090304-0019049, 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 18, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 IndyMac Federal Bank FSB, whose address is IndyMac Federal Bank FSB, 7700 W. Parmer Lane, Building D, Austin, Texas 78729 at and for the sum of $91,151.00, that being the highest and best bid offered; and,

WHEREAS, the said IndyMac Federal Bank FSB, has assigned it's interest in the said property to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007; 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 IndyMac Federal Bank FSB, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the Twenty-Sixth (26th) Councilmanic District of Davidson County, Tennessee, at the southwest intersection of Flora Maxwell Road and Taylor Road and being bounded on the north by Flora Maxwell Road on the east by Taylor Road on the south by Buford and on the west by Maxwell described as follows:

Beginning at an iron rod (new) on the southerly margin of Flora Maxwell Road (50 foot right of way), said rod being the northeast corner of the Bruce Maxwell Land (Instrument number 20020508-0055085 Register's Office, Davidson County, Tennessee) and the northwest corner of the herein described land; thence with said southerly margin South 85 degrees 34 minutes 52 seconds East 52.94 feet to an iron rod (new) at the right-of-way return for Taylor Road; thence with a curve to the right with a radius of 25 feet a chord bearing and distance of South 40 degrees 20 minutes 21 seconds east 35.50 feet for an arc length of 39.48 feet to an iron rod (new) on the westerly margin of said Taylor Road (50 foot right-of-way); thence with said westerly margin South 04 degrees 94 minutes 10 seconds West 36.58 feet to an iron rod (new); thence with a curve to the left with a radius of 730.00 feet a chord bearing and distance of South 01 degree 50 minutes 34 seconds West 77.94 feet for an arc length of 77.98 feet to an iron rod (new); thence South 01 degree 13 minutes 02 seconds East 61.30 feet to an iron rod (new) in the northerly line of the William H. Buford land (Book 11174, Page 109 Register's Office, Davidson County, Tennessee); thence with said Buford's northerly line North 76 degrees 52 minutes 34 seconds West 88.77 feet to an iron rod (new) at said Maxwell's southeast corner; thence with said Maxwell, North 04 degrees 35 minutes 59 seconds East 187.23 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20061207—0151468 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 20061207—0151468 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument number 200505190056386, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007, 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.

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18 day of March, 2009, before me, a Notary Public, in and for said State and County, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney 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 My 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 $91,151.00.

Affiant

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

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

2/1/2012
My commission expires:

Travis Scaggs
Notary Public

PROPERTY ADDRESS: 312 Flora Maxwell Road, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007
7700 W. Parmer Lane
Building D
Austin, Texas 78729

S & K #:08-008162
Map & Parcel – 147.08-017.01