LandCastle Title, LLC
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067

FILE NO.: 5002.0900229TN\ALG

BILL GARRETT, Davidson County
Trans:T20090035638 DEEDTRS
Recvd: 06/01/09 08:11 2 pgs
Fees:13.00 Taxes:754.80
20090601-0049692

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 September 21, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200610020121180, ("Deed of Trust")Dennis Johnson conveyed to C. Thomas Cates, 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 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20090225-0016652** 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 February 20, 27 and March 6, 2009, in Nashville Records, by which advertisement the sale was held on April 02, 2009, at the Courthouse in City , Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

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 **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $204,000.00; 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 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3 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 **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 240 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Deon Leach, an unmarried man by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated 09/16/2005 and filed for record on 09/26/2005 in Instrument 200509260115260, Register's Office for Davidson County, Tennessee. Futhermore conveyed to Dennis Johnson, unmarried by Warranty Deed from Deon Leach, unmarried filed for record on 10/2/2006 in Instrument 200610020121179, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument 200610 02-0121179 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 **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-3**, 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 02nd day of April, 2009.

**Nationwide Trustee Services, Inc.**
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 02nd day of April, 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.

Notary Public

My Commission Expires: 11-28-2010

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

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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 $204,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 02ND DAY OF APRIL 2009.

Notary Public

My Commission Expires: 11-28-2010

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

**File No.: 5002.0900229TN (Johnson)**
**Property Address: 6780 Autumn Oaks Drive, Brentwood, TN 37027**
**Tax Parcel ID No.: 181.10-79.00**

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Drive
Fort Worth, TX 76137