FILE NO.: 5002.0901329TN\ALG

BILL GARRETT, Davidson County
Trans: T20090040757 DEEDTRS
Recvd: 06/18/09 12:37 2 pgs
Fees: 13.00 Taxes: 171.72
20090618-0056825

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 October 30, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 200611020136015, ("Deed of Trust")Denise L. Lang conveyed to Arnold M. Weiss, Attorney, 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 Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200903110021873** 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 May 15, 22 and 29, 2009, in The Nashville Record, by which advertisement the sale was held on June 11, 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 Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $46,410.00; 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 Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2 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 Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Apartment Unit Number E-44, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1, of said master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Davidson County Register's Office, for a more complete identification and description of such Units. Being the same property conveyed to SB Properties, LP by Quitclaim Deed from JDP Properties, LP, of record in Instrument #200207260090041, dated June 27, 2002 and corrected June 26, 2003 by Instrument #200307070092985 and corrected May12, 2006 by Instrument #200606140070639. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____ of Instrument No. 200611020136014, Register's Office for said County.

The last recorded Warranty Deed was filed of record at Instrument 200611020136014 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 Morgan Stanley ABS I Capital Inc, MSAC 2007-HE2**, 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 11th day of June, 2009.

Germaine Duncan

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 11th day of June, 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

RONALD KEY 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 $46,410.00, 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 11TH DAY OF JUNE 2009.

Ronald Key

Notary Public

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

My Commission Expires: 11-28-2010

**File No.: 5002.0901329TN (Lang)**
**Property Address: 1301 Neelys Bend #044, Madison, TN 37115**
**Tax Parcel ID No.: 052160A04400C0**

Mail Tax Notices To and Property Owner:

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