RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Juan Montoya and Amanda Montoya Copeland

GRANTEE(s)
US Bank National Association, as Trustee for CSFB HEAT 2006-7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090042043 DEEDTRS
Recvd: 06/24/09 08:38 5 pgs
Fees:28.00 Taxes:427.72
20090624-0058507

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 15, 2006 and recorded June 21, 2006, as Instrument No. 20060621-0074161 in the Register's Office of Davidson County, Tennessee, Juan Montoya and Amanda Montoya Copeland conveyed to Buyers Title & Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Ownit Mortgage Solutions, Inc., a California Corporation and Ownit Mortgage Solutions, Inc., a California Corporation's successors and assigns, 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 has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on April 24, 2009 as Instrument No. 20090424-0037153 in the Register's Office of Davidson County, Tennessee; 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; announcing the scheduled sale date of May 6, 2009; and on said date the sale was announced to be postponed to June 3, 2009.

WHEREAS, pursuant to said advertisement and notice, on June 3, 2009 at the The Sommet Center in Nashville, Tennessee, 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 US Bank National Association, as Trustee for CSFB HEAT 2006-7, at and for the sum of $115,600.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by US Bank National Association, as Trustee for CSFB HEAT 2006-7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said US Bank National Association, as Trustee for CSFB HEAT 2006-7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County,. Tennessee, being Lot No. 273 of the Final Plat of Pinnacle Point Subdivision Phase Five, or record in Book 8250, page 842, as corrected by Surveyor's Certificate of Correction of record in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Juan Montoya and wife, Amanda Montoya Copeland by Warranty Deed recorded June 21, 2005 , as Instrument No. 20060621-0074160, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1013 Blue Mountain Lane, Antioch, Tennessee 37013-5739.
>
> Tax Parcel No.: 135140A27300CO

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto US Bank National Association, as Trustee for CSFB HEAT 2006-7, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 4 day of June, 09.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 4 day of June, 09.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6.25.18

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 4 day of June, 09.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6.25.18

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for CSFB HEAT 2006-7
3476 Stateview
Fort Mill, SC 29715

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated June 15, 2006, recorded June 21, 2006, as Instrument No. 20060621-0074161 in the Register's Office of Davidson County, Tennessee, executed by Juan Montoya and Amanda Montoya Copeland in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Ownit Mortgage Solutions, Inc., a California Corporation and Ownit Mortgage Solutions, Inc., a California Corporation's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Ownit Mortgage Solutions, Inc., a California Corporation and Ownit Mortgage Solutions, Inc., a California Corporation's successors and assigns.

2. US Bank National Association, as Trustee for CSFB HEAT 2006-7 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 4 day of June, 09.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 4 day of June, 09.



Lauren Dabous
Notary Public

My Commission Expires: 6-25-18

DServiceMembersAffidavitTN_mokere_090603_1522

Department of Defense Manpower Data Center MAR-25-2009 13:40:51

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
MONTOYA	JUAN	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Department of Defense Manpower Data Center MAR-25-2009 13:40:08

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
COPELAND MONTOYA	AMANDA	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		