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

BILL GARRETT, Davidson County
Trans:T20090044000 DEEDTRS
Recvd: 07/01/09 10:19 2 pgs
Fees:13.00 Taxes:408.85
20090701-0061275

Name: Aaron Helmlinger,
S & K#: 09-014705

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 30, 2005, recorded in Instrument number 20060109-0002914 in the Register's Office of Davidson County, Tennessee, Aaron Helmlinger, unmarried, conveyed to M. Todd Jackson, 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 200904290038641, 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 May 7, 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 Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust, whose address is JPMorgan Chase Bank, National Association, 7255 Baymeadows Way, Jacksonville, Florida 32256 at and for the sum of $110,500.00, that being the highest and best bid offered; and,

WHEREAS, the said Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust, has assigned it's interest in the said property to Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-03; 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 Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust, 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 Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-03, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described property located in the Second (2nd) formerly Third (3rd) Civil District of Davidson County, Tennessee, more particularly described as follows:

Being on the northerly margin of Pin Hook Road at the southwest corner of the property conveyed to Clarence C. Vaughn and wife, Vera G. Vaughn, by deed from J.B. Thompson and wife, of record in Book 1140, Page 659, Register's Office for said County; thence with Vaughn's west line north 138.5 feet to an iron pin; thence south 86 degrees 45 minutes east 315 feet to an iron pin; thence south 6 degrees 45 minutes west 138.5 feet to an iron pin in the north margin of said road north 86 degrees 45 minutes west 315 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060109-0002914 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 20060109-0002914 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200601090002913, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

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 Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-03, 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

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of May, 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 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 Notary Seal at Office the day and year above written.

MY COMMISSION EXPIRES: May 12, 2010

My commission expires:

Notary Public

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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 $110,500.00.

Affiant

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

MY COMMISSION EXPIRES: May 12, 2010

My commission expires:

Notary Public

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 3844 Pin Hook Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-03
7255 Baymeadows Way
Jacksonville, Florida 32256

S & K #:09-014705
Map & Parcel – 16500002900