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:T20090046109 DEEDTRS
Recvd: 07/09/09 12:33 5 pgs
Fees:27.00 Taxes:635.87
20090709-0064129

Name: Lisa Walker,
S & K#: 09-013060

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated February 28, 2007, recorded in Instrument number 20070302-0026106 in the Register's Office of Davidson County, Tennessee, Lisa Carol Walker, an unmarried woman, conveyed to J. Phillip Jones, 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 200903180024398, 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 June 15, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00am; 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 Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2, whose address is Saxon Mortgage Services, Inc., 4708 Mercantile Drive, Fort Worth, Texas 76137-3605 at and for the sum of $171,857.06, that being the highest and best bid offered; 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 Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2, 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 under NovaStar Mortgage Funding Trust, Series 2007-2, 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 Davidson County, Tennessee, to wit:

Lot Number 4, on the Plan of Holt Meadows of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070302-0026106 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 20070302-0026106 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200703020026105, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of said notice and letter of compliance.

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 Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2, 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

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of June, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent 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.

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 $171,857.06.

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: 617 Meadow Lane Drive, Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2
4708 Mercantile Drive
Fort Worth, Texas 76137-3605

S & K #:09-013060
Map & Parcel – 12810019300

Gerald M. Shapiro
Admitted in Illinois
and Florida
Joe M. Kirsch
Admitted in Tennessee
Sharon N. Fewell
Admitted in Tennessee
and Arkansas
D. Denise Griffin
Admitted in Tennessee
and Arkansas



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Ashley M. Jones
Admitted in Tennessee
and Arkansas
Renee G. Kammer
Admitted in Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee
R. Todd Mosley
Admitted in Tennessee
Jeremy Lipford
Director of Operations

March 10, 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # **7160 3901 9848 3016 8271**)

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Lisa Carol Walker, an unmarried woman to J. Phillip Jones, Trustee, dated February 28, 2007, recorded in the Register's Office of Davidson County, Tennessee, in Instrument number 20070302-0026106; has been requested by the noteholder, Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Instrument Number 20070220-0021021, in the Register's Office of Davidson County, Tennessee.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee, to wit:

Lot Number 4, on the Plan of Holt Meadows of record in Plat Book 4300,

Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **April 13, 2009 @** 10:00 a.m.; Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

| | |
|---|---|
| Unpaid principal balance | $189,552.63 |
| Interest 6/1/08 to 04/13/09 | $14,893.13 |
| Late charges | $1,211.00 |
| Attorney fees | $550.00 |
| Advertisement | $450.00 |
| Recording charges | $32.00 |
| State tax | $682.08 |
| TOTAL | $207,370.84 |

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch

Enclosures
cc: Saxon Mortgage Services, Inc.

irs2.ltr
S & K #09-013060

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

June 15, 2009

Shapiro and Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, Tennessee 38119

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated May 13, 2009 regarding Steven & Lisa Walker/Lisa Walker, 617 Meadow Lane Drive, Nashville, Tennessee 37221, TIN XXX-XX-4659/XXX-XX-8575. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

**We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.**

**If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.**

Sincerely,

Leticia Dunn
Technical Services Group Manager

Enclosure